

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 26, 2018
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:10 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Aaron Starr, Mathew Snyder, Doug Vu, Elizabeth Gordon-Jonckheer, Nancy Tran, Christopher May, David Lindsay, Eiliesh Tuffy, Nicholas Foster, 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. 2011.1356T (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA COMMUNITY FACILITIES DISTRICT – Planning Code Amendment regarding a Community Facilities District in Central SoMa. This amendment is part of the larger Central SoMa Plan, to be considered on May 10th, 2018.
(Proposed Continuance to May 10, 2018)

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

2. 2018-004477PCA (P. IKEZOE: (415) 575-9137)
CENTRAL SOMA HOUSING SUSTAINABILITY DISTRICT – **Business and Tax Regulations Code and Planning Code Amendments** to create the Central South of Market Housing Sustainability District, encompassing an area generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area (an irregular border that generally jogs along Folsom, Howard and Stevenson Streets), and on its southern portion by Townsend Street, to provide a streamlined and ministerial approval process for certain housing projects meeting specific labor, on-site affordability, and other requirements; establishing a fee for applications for residential development permits within the District; making approval findings under the California Environmental Quality Act; making findings of public convenience, necessity, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. *Staff requests a continuance to the May 10th, 2018 hearing for action on this item, and proposes a separate informational item on the topic for the May 3rd, 2018 hearing.*
(Proposed Continuance to May 10, 2018)

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

3. 2014-003160CUA (D. VU: (415) 575-9120)
3314 CESAR CHAVEZ STREET – north side between Mission Street and South Van Ness Avenue - Lot 012 in Assessor's Block 6571 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1 and 303 for the demolition of an existing 13,000 sq. ft. light industrial building and construction of a 65-ft. tall, six-story and 49,475 sq. ft. mixed-use building that includes approximately 11,430 sq. ft. of ground floor commercial retail and 48,365 sq. ft. of residential use for 58 dwelling units. The proposed project would also include a total 9,020 sq. ft. of private and common residential open space, 62 Class 1 bicycle parking spaces, and an approximately 6,300 sq. ft. basement-level garage for 27 accessory automobile and 1 car-share parking spaces. The subject properties are located within a Mission Street Neighborhood Commercial Transit (NCT) Zoning District and 65-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 March 22, 2018)
Note: On February 8, 2018, after hearing and closing public comment, continued to March 22, 2018 by a vote of +5 -0 (Johnson and Hillis absent).
(Proposed Continuance to June 7, 2018)

SPEAKERS: None

ACTION: Continued to June 7, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar

4. 2015-000988PCA (D. SANCHEZ: (415) 575-9082)
MISSION DISTRICT NON-RESIDENTIAL USES – **Planning Code Amendment** to require Conditional Use Authorization for Restaurants, as defined in Planning Code Section 102, and for tasting rooms accessory to beer manufacturers with ABC License Type 23 and wine growers with ABC License Type 2, and to prohibit Restaurants with ABC License Type 75 within an area of the Mission Alcoholic Beverage Special Use District generally bounded by Mission Street (including any parcel within the Mission Street Neighborhood Commercial Transit District), 14th Street to Harrison Street to Division Street, Potrero Avenue and Cesar Chavez Street; within the Mission Street Neighborhood Commercial Transit District: limit the number of new Eating and Drinking Uses, as defined in Planning Code Section 102, to prohibit commercial storefront mergers resulting in a non-residential use size of 1,500 gross square feet or larger, to require street-fronting ground floor commercial uses in new developments greater than 10,000 gross square feet, to require Conditional Use authorization before replacing a legacy business, to allow Light Manufacturing uses, as defined in Planning Code Section 102, to allow Non-Retail Professional Services as defined in Planning Code Section 102, and to require additional consideration when analyzing a Conditional Use authorization application; and within the Urban Mixed Use zoning district along South Van Ness Avenue between 14th Street to 19th Street and extending east toward Shotwell Street and west toward Capp Street: extend Production, Distribution, and Repair (PDR) use replacement requirements to certain PDR use sizes; 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 making findings of public necessity, convenience, and welfare under Planning Code Section 302.
(Proposed for Indefinite Continuance)

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

5. 2017-008121CUA (M. DITO: (415) 575-9164)
1805 DIVISADERO STREET – between Pine and Bush Streets, Lot 058 in Assessor’s Block 1049 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317, and 711 to allow the removal of an unauthorized dwelling unit on the second story, and conversion of the space to a Retail Sales and Service (Gym) use (d.b.a. Core 40) within a NC-2 (Neighborhood Commercial District, Small-Scale) Zoning District and 40-X Height and Bulk District. The subject application seeks to abate Planning Enforcement Case No. 2017-004069ENF and Department of Building Inspection Complaint No. 20177332. 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 8, 2018)

WITHDRAWN

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

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

6. [2017-001673CND](#) (D. WEISSGLASS: (415) 575-9177)
557 FILLMORE STREET – west side of Fillmore Street between Fell and Oak Streets; Lot 0102 in Assessor’s Block 0827 (District 5) – Request for a **Condominium Conversion** Subdivision, pursuant to Subdivision Code Sections 1332 and 1381, to convert a four-story, six-unit building into residential condominiums. The subject property is located within a RM-1 (Residential – Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The project was determined not to be a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.
Preliminary Recommendation: Approve with Conditions

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

7. [2017-011152CUA](#) (M. CHRISTENSEN: (415) 575-8742)
1222 HARRISON STREET – north side of Harrison Street, at the west corner of Harrison and 8th Streets, Lot 003 in Assessor’s Block 3756 (District 6) – Request for **Conditional Use Authorization** to establish a public parking garage at the subject property, within the WMUG Zoning District, pursuant to Planning Code Sections 303 and 844.41. The proposed public pay parking garage would occupy a maximum of 45 of the existing parking spaces in the accessory parking garage for the existing development on the site. 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: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: [20159](#)

8. [2017-011149CUA](#) (M. CHRISTENSEN: (415) 575-8742)
1750 HARRISON STREET – full block bounded by Division Street, Harrison Street, 14th Street, and Trainor Street, , Lot 051 in Assessor’s Block 3529 (District 9) – Request for **Conditional Use Authorization** to establish a public parking lot at the subject property

within the PDR-1-G Zoning District, pursuant to Planning Code Sections 156, 210.3, and 303. The proposed public pay parking lot would occupy the existing accessory parking lot for OfficeMax. 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: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: [20160](#)

9. [2018-002387CUA](#) (L. HOAGLAND: (415) 575-6823)
901 BAYSHORE BOULEVARD – south eastern side of Bayshore Boulevard, on the southeast corner at Silver Street; Lot 072 in Assessor’s Block 5402 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 303 and 710, to allow a non-residential use greater than 3,000 square feet 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
 (Continued from Regular hearing on April 19, 2018)

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: [20161](#)

C. COMMISSION MATTERS

10. Consideration of Adoption:
- [Draft Minutes for April 12, 2018](#) – Joint with BIC
 - [Draft Minutes for April 12, 2018](#) – Regular

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

11. Commission Comments/Questions

Commissioner Richards:

So I don't know if anybody saw the Chronicle yesterday, Wednesday. The headline is "Home Prices Raised the Roof." The median price of a Bay Area nine county home jumped 4.6% to 820,000. The article further goes on to talk about companies here in the Bay Area and they mentioned Facebook, and they said that the medium employee at Facebook makes \$240,430 a year. Median - half above half below. That's a lot of buying power on homes and if you actually kind of carry it a little bit further, in the article they talked about

the nine counties and the biggest jumps were in San Mateo and Santa Clara counties. Pricewise from February to March they were actually up 33 percent in Santa Clara County, 33 percent, and 25.7 percent in San Mateo County. That's an eye opener isn't it? I mean jumping up not just double digits but a third in a month, it's crazy. One other thing I wanted to mention was I'm sinking my teeth in the SB-828. I know we've asked staff and they're diligently analyzing the bill and they are going to talk about what it's going to mean for San Francisco. Just two little points, one from the staff report from the Senate Land Use and Transportation Committee. Item 3, the Housing Element Compliance, they actually say, "In addition, even though Housing Elements may plan for appropriate number of units to meet the needs of the growing city, they don't always get built." And furthermore, under 7 bottom line, "Will this bill result in more housing?" and why do I say this? We have item number 20 on our plate today that actually there's become a discussion of retail or housing or housing with retail below – I have met with the developer this morning. It says here, "In addition, localities cannot control many factors related to increasing the housing supply such as the price of land. Legal challenges brought under CEQA, labor shortages in the construction industries, etc. There's a dearth of government subsidies for some of the low and medium income housing sometimes this might make this impossible to achieve. I do want to put that through the lens of item number 20 that it's not cities that build housing, its developers, and developers are driven by a profit return. If the profit return's not there, nothing's going to get built, so I'll leave that with you. Thank you.

D. DEPARTMENT MATTERS

12. Director's Announcements

Director John Rahaim:

The only announcement I would make is having returned from the annual Planning Conference in New Orleans. What is most striking consistent with Commissioner Richards' comments is the number of cities that are grappling with this very issue. Even New Orleans where we have this impression that New Orleans as it was, was very devastated by Hurricane Katrina is seeing major displacement issues happening in many of their neighborhoods and really are not as well equipped in some ways as we are dealing with some of the mechanisms we have to put in place to try to counteract some of these issues. It's happening in every major city in the country even cities where one would not expect this. Like my hometown of Detroit is experiencing some of these issues and some parts of the city because of cost of housing is rising in certain parts of the city. It's very telling and for someone who's been doing this for over thirty years now, where we were trying to kind of reenergize cities thirty years ago, and now it's be careful what we have asked for because we're not prepared or equipped for the consequences. So it's a very interesting series of dilemmas that we have. We had quite an interesting discussion at the session that we led on Map 2020 there was a lot of interest on that and the kind of mechanisms we are trying to put in place in the Mission District and other neighborhoods to kind of counteract the displacement crisis. So it's all in all very interesting. It's always good to hear other people's views on what we are doing and their similar concerns in other cities are very helpful.

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

LAND USE COMMITTEE:

- **171019 Establishment of the LGBTQ and Leather Cultural District.**
Sponsors: Kim; Sheehy. Staff: Caltagirone.

First on the land use agenda was a resolution, introduced by Supervisor Kim, establishing the Leather and LGBTQ Cultural District. The cultural district would commemorate historical sites, and preserve existing spaces of the Leather and LGBTQ communities.

Public comment consisted of approximately 20 commenters, all in support of the resolution. Most commenters identified as part of the Leather community. Comments from the committee members were brief but supportive. Supervisor Ronen also expressed her support of the district, which is in alignment with her proposed cultural district legislation. At the end of the hearing, the committee voted unanimous to forward the item to the full Board with a positive recommendation.

- **180278 Hearing - Status of District 9 Affordable Housing Pipeline Schedule.** Sponsor: Ronen. Staff: Sider.

Last on the agenda was a hearing called by Supervisor Ronen "to clarify timelines for starting construction on seven affordable housing projects in District 9 with the goal of developing solutions that will bring units to the community more quickly."

MOHCD provided a presentation. Additionally staff from Planning (Sider & Grob) and DBI (James Zhan & Gary Ho) attended and responded to questions, along with representatives of the various affordable housing developers with whom MOHCD has partnered.

Speakers from various Mission-based affordable housing developers and activist groups provided public comment. Planning reported that 6 of the 7 projects were entitled at an aggressive pace; the 7th hasn't yet submitted entitlement applications. No action was taken by the Board as the item was informational only.

FULL BOARD:

- **180190 Planning Code - Lower Polk Street Alcohol Restricted Use District.** Sponsor: Peskin. Staff: Starr. PASSED First Read
- **180289 Hearing - Appeal of Conditional Use Authorization - Proposed Project at 799 Castro Street and 3878-3880 21st Street.** Staff: Starr, Washington.

And the Board considered the Conditional Use Appeal for a project located at 799 Castro Street. The proposed project would essentially demolish an existing commercial space and residential unit at the front of the lot, construct a 3-story, single-family home in its place, and add an Accessory Dwelling Unit to the existing 2-unit building at the rear of the lot. The project would result in a total of four dwelling units, three of which would be rent controlled. Commissioners, you heard this item on February 22, 2018 and voted to approve the project. The project also required a rear yard variance, which the Zoning Administrator approved on April 11, 2018.

The appellant raised two main issues in their written appeal: first, the Planning Commission “did not approve either of the two designs submitted by the Project Sponsor, but instead approved the CU on the condition that the Project Sponsor work with Planning staff to redesign the project; and SECOND the Appellant contends that the Commission approved the Project even though the Zoning Administrator has not yet issued a variance decision.

During public comment there were three speakers in favor the appeal, and three against the appeal. Supervisors Sheehy, whose district the project is located in, asked questions about the resulting conditions on the lot, and the existing unit in the commercial space. Supervisor Tang asked staff about how the design of the building will be finalized, and Peskin asked the City attorney procedural questions related to CUs and Variance. In the end, seeing no merit the appeal and that the project added a net gain of two dwelling units, Supervisor Sheehy made a motion to disapprove the appeal and uphold the Planning Commission’s determination.

• 180298 Hearing - Appeal of Disapproval of Condominium Conversion Subdivision Map Application - 668-678 Page Street. Staff: Weissglass, Starr.

Next on the agenda was the appeal of the condo conversion for 668 Page Street. Commissioners you heard this item on March 29 and disapproved the condo conversion based on, among other issues, evidence that there was an eviction on the property.

The appellant appealed the denial of the condo conversion for two main issues. The first was that the Planning Commission’s decision was improper due to its failure to fully consider the facts of the case and the applicable law; and second, that the Planning Commission was incorrect in determining that the condominium conversion application was inaccurate.

During Public comment there was only one speaker in favor of the appeal, but his comments were not really relevant to the case at hand. There were about 20 speakers in opposition to the appeal, including relatives of Iris Canada, the woman who had been removed from her unit at 668 Page Street. At times the testimony was very passionate.

Planning Staff, represented by David Weissglass the assigned Planner on the case effectively defended the Commission’s action and clearly outlined the nuances of the case. Supervisor Tang expressed frustration on the he-said-she-said nature of the case, and pointed to evidence in the court brief that indicated Ms. Iris did not live in the unit for several years. Supervisor Kim asked the appellant if he had any hard evidence that Ms. Iris did not live in the unit, the appellant responded by referring to some evidence in the Court documents, as well as his own experience living next door to the unit. Supervisor Breed spoke of her own experience with the eviction of Ms. Iris and what she felt was a tragic outcome of the case.

In the end the Supervisors were not swayed by the appellant's arguments and voted 10-1 to deny the appeal, and uphold the denial of the condo conversion. Supervisor Tang was the one dissenting vote.

• **Recognition and Accommodations.** Certificate of Honor to Planning Commissioner Kathrin Moore, on the occasion of her election to Fellow of the American Institute of Certified Planners.

Lastly at the board this week, our own commissioner Moore was recognized by Supervisor Kim and presented a Certificate of Honor on the occasion of her election as a Fellow of the American Institute of Certified Planners, and in recognition of her many accomplishments providing invaluable service as a Planning Commissioner. Supervisors Peskin, Ronen, and Cohen also shared in this commendation. Congratulations Commissioner Moore.

INTRODUCTIONS:

The Mayor introduced his package of process improvement change to the Planning Code this week. You'll have an Informational hearing on this on May 17th and the Adoption hearing possibly on May 24th.

President Hillis:

Alright thank you. Congratulations, Commissioner Moore.

Commissioner Moore:

Thank you very much.

BOARD OF APPEALS:

Jonas Ionin, Commission Secretary:

Commissioners, the Acting Zoning Administrator asked me to read in his report for the Board of Appeals. They did meet last night and considered one case that maybe of interest to the Planning Commission - the project for the proposed demolition of the existing single family at 653 28th Street and the new construction of a single-family home. The demolition did not require Conditional Use however it was -- a Discretionary Review was filed by two neighbors and those hearings were held on June 7th and September 8th of last year. The project sponsor made several modifications to the project. The Commission took DR and added a condition that the lower two floors at the rear of the building be converted to an accessory dwelling unit once the new home was completed. Three separate appellants filed appeals on both the demolition and the construction permits.

The arguments made on appeal were very similar to those made during the Discretionary Review hearings. There was little discussion by the Board and most of the discussion revolved around the requirements to add an ADU once the new home was completed. While some members of the Board expressed some concerns about the relative affordability of such a large ADU of approximately 1,400 square feet and regarding the ability to enforce the condition. The Board ultimately voted unanimously to deny all the appeals and upheld the demolition and the construction permits.

HISTORIC PRESERVATION COMMISSION:

None

E. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: Jeremy Paul – Timing for ADU construction relative to a new construction project.
 Banya concerns.
 Georgia Schuttish – 653 28th St. appeal
 John Garner – Delays to overall project as they relate to ADU’s
 Todd David – ADU delivery. Residential Pipeline Report

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.

- 14a. [2007.0946GPA-02](#) (M. SNYDER: (415) 575-6891)
CANDLESTICK POINT HUNTERS POINT SHIPYARD PHASE 2: DEVELOPMENT PROJECT – GENERAL PLAN AMENDMENTS -- The Candlestick Point Hunters Point Shipyard Phase 2 development project consists of roughly 281 acres at Candlestick Point and generally encompasses the former Candlestick Park Stadium and parking lot, the Candlestick Point State Recreational Area, the Alice Griffith Housing development site and a Assessor’s Block 4991 / Lot 276 above the stadium site. The Hunters Point Shipyard Phase 2 site encompasses roughly 402 acres and includes all of Hunters Point Shipyard except for the portions referred to as “Hilltop” and “Hillside”. Approval of **Amendments to the General Plan** by (1) amending the boundaries of the Candlestick Point Sub-Area Plan of the Bayview Hunters Point Area Plan by removing Assessor’s Block 4991 / Lot 276; (2) amending the Hunters Point Shipyard Area Plan by removing discussion of the previously proposed stadium; and (3) and making conforming changes to Maps throughout the General Plan to be consistent with the new Candlestick Point Sub-Area Plan boundaries. These amendments are to align with and accommodate proposed changes to the Candlestick Point Hunters Point Shipyard Phase 2 development Project such that the resultant project would consist of approximately 10,672 units, 4,265,000 of R&D/Office use, 790,000 gsf of regional retail, 432,000 gsf of neighborhood retail and maker space, along with new schools, public facilities, artist studios, and visitor uses. The Project also includes establishing new streets and development blocks along with approximately of 338 acres of parks and open space. The Candlestick Point portion of the project is within the Bayview Hunters Point Redevelopment Project Area, the Candlestick Point Activity Node Special Use District, and the CP Height and Bulk District; the Hunters Point Shipyard portion of the site is within the Hunters Point Shipyard Redevelopment Project Area, the Hunters Point Shipyard Special Use District and HP Height and Bulk District.
Preliminary Staff Recommendation: Recommend to the Board of Supervisors Approval of Amendments

SPEAKERS: = Matt Snyder – Staff report
 + Jose Campos – Overall Plan and amendments
 + Ben Trennell – Design for Development document
 + Linda Richardson – Vision for the Bayview/Hunter’s Point
 + Rev. Dr. Carolyn Scott – Great opportunities
 + Tom Radulovich – Candlestick Point portion of the plan. Third Street
 + Michael Theriault – Trade unions support
 + Eloise Patton – Construction jobs, permanent jobs
 + Dr. Veronica Hunnicutt – Plan is improved
 + Alex Mitra - Support

ACTION: Adopted a Recommendation for Approval with Amendments
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 RESOLUTION: [20162](#)

- 14b. [2007.0946MAP-02](#) (M. SNYDER: (415) 575-6891)
CANDLESTICK POINT – PLANNING CODE MAP AMENDMENT – Candlestick Point is part of the Candlestick Point Hunters Point Shipyard Phase 2 development project and consists of roughly 281 acres and generally encompasses the former Candlestick Park stadium and parking lot, the Candlestick Point State Recreational Area, the Alice Griffith Housing development site and a Assessor’s Block 4991 / Lot 276 above the stadium site. Approval of **Amendments to the Planning Code Maps** by amending Sectional Map SU10 by removing Assessor’s Block 4991 / Lot 276 from the boundaries of the Candlestick Point Activity Node Special Use District; and (2) amend Sectional Map HT10 by redesignating Assessor’s Block 4991 / Lot 276 from CP Height and Bulk designation to 40-X Height and Bulk Designation. These amendments are to align with and accommodate proposed changes to the Candlestick Point Hunters Point Shipyard Phase 2 development Project such that the resultant project would consist of approximately 10,672 units, 4,265,000 gsf of R&D/office use, 790,000 gsf of regional retail, 432,000 gsf of neighborhood retail and maker space, along with new schools, public facilities, artist studios, and visitor uses. The Project also includes establishing new streets and development blocks along with approximately of 338 acres of parks and open space. The Candlestick Point portion of the project is within the Bayview Hunters Point Redevelopment Project Area, the Candlestick Point Activity Node Special Use District, and CP Height and Bulk District.
Preliminary Staff Recommendation: Recommend to the Board of Supervisors Approval of Amendments

SPEAKERS: Same as item 14a.
 ACTION: Adopted a Recommendation for Approval with Amendments
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 RESOLUTION: [20163](#)

- 14c. [2007.0946GPR-03](#) (M. SNYDER: (415) 575-6891)
CANDLESTICK POINT HUNTERS POINT SHIPYARD PHASE 2: DEVELOPMENT PROJECT – GENERAL PLAN CONSISTENCY FINDINGS ASSOCIATED WITH REDEVELOPMENT PLAN AMENDMENTS -- The Candlestick Point Hunters Point Shipyard Phase 2 development project consists of roughly 281 acres at Candlestick Point and generally encompasses the

former Candlestick Park Stadium and parking lot, the Candlestick Point State Recreational Area, the Alice Griffith Housing development site and a Assessor's Block 4991 / Lot 276 above the stadium site. The Hunters Point Shipyard Phase 2 site encompasses roughly 402 acres and includes all of Hunters Point Shipyard except for the portions referred to as "Hilltop" and "Hillside". **Findings of Consistency** with the General Plan for (1) amendments to the Bayview Hunters Point Redevelopment Plan; and (2) amendments to the Hunters Point Shipyard Redevelopment Plan. These amendments are to align with and accommodate proposed changes to the Candlestick Point Hunters Point Shipyard Phase 2 development Project such that the resultant project would consist of approximately 10,672 units, 4,265,000 of R&D/Office use, 790,000 gsf of regional retail, 432,000 gsf of neighborhood retail and maker space, along with new schools, public facilities, artist studios, and visitor uses. The Project also includes establishing new streets and development blocks along with approximately of 338 acres of parks and open space. The Candlestick Point portion of the project is within the Bayview Hunters Point Redevelopment Project Area, the Candlestick Point Activity Node Special Use District, and the CP Height and Bulk District; the Hunters Point Shipyard portion of the site is within the Hunters Point Shipyard Redevelopment Project Area, the Hunters Point Shipyard Special Use District and HP Height and Bulk District.

Preliminary Staff Recommendation: Find the Redevelopment Plan Amendments Consistent with the General Plan

SPEAKERS: Same as item 14a.
 ACTION: Adopted Findings of Consistency
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 RESOLUTION: 20164

- 14d. [2007.0946CWP-02](#) (M. SNYDER: (415) 575-6891)
CANDLESTICK POINT HUNTERS POINT SHIPYARD PHASE 2: DEVELOPMENT PROJECT – AMENDMENTS TO THE CANDLESTICK POINT AND HUNTERS POINT SHIPYARD DESIGN FOR DEVELOPMENT DOCUMENTS -- The Candlestick Point Hunters Point Shipyard Phase 2 development project consists of roughly 281 acres at Candlestick Point and generally encompasses the former Candlestick Park Stadium and parking lot, the Candlestick Point State Recreational Area, the Alice Griffith Housing development site and a Assessor's Block 4991 / Lot 276 above the stadium site. The Hunters Point Shipyard Phase 2 site encompasses roughly 402 acres and includes all of Hunters Point Shipyard except for the portions referred to as "Hilltop" and "Hillside". Approval of **Amendments** to (1) **Candlestick Point Design for Development Document** by removing Assessor's Block 4991 / Lot 276 from the document ; and (2) fully amending the **Hunters Point Shipyard Phase 2 Design for Development document**. These amendments are to align with and accommodate proposed changes to the Candlestick Point Hunters Point Shipyard Phase 2 development Project such that the resultant project would consist of approximately 10,672 units, 4,265,000 of R&D/Office use, 790,000 gsf of regional retail, 432,000 gsf of neighborhood retail and maker space, along with new schools, public facilities, artist studios, and visitor uses. The Project also includes establishing new streets and development blocks along with approximately of 338 acres of parks and open space. The Candlestick Point portion of the project is within the Bayview Hunters Point Redevelopment Project Area, the Candlestick Point Activity Node Special Use District, and the CP Height and Bulk District; the Hunters Point Shipyard portion of the site is within the Hunters Point Shipyard

Redevelopment Project Area, the Hunters Point Shipyard Special Use District and HP Height and Bulk District.

Preliminary Staff Recommendation: Approve

SPEAKERS: Same as item 14a.
 ACTION: Approved
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 RESOLUTION: [20165](#)

15. [2016-001738CUA](#) (D. VU: (415) 575-9120)
1140-1150 HARRISON STREET – north side between Langton Street and Berwick Place, Lot 023 in Assessor’s Block 3755 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 263.29, 823 and 303 to allow demolition of an existing 75,625 sq. ft. industrial building and the new construction of a six- to seven-story, 65-ft. tall and 427,936 sq. ft., mixed-use development containing six ground-floor commercial units with accessory residential use, up to 371 dwelling units, 29,815 sq. ft. of open space, a mid-block public pedestrian alley, and a 69,547 sq. ft. basement garage for 170 residential and three car-share parking spaces, two service vehicle loading spaces, and 420 Class 1 & 2 bicycle parking spaces. The project is also requesting exceptions to the Planning Code requirements for rear yard (Section 134), permitted obstructions (Section 136), dwelling unit exposure (Section 140), off-street parking (Section 151.1), off-street loading (Section 152.1), building height (Section 260), height limits for narrow streets (Section 261.1), and mid-block alley (Section 270.2). The subject property is located in a WMUG (Western SoMa Mixed-Use-General) Zoning District and 55/65-X Height and Bulk District. This notice also meets Section 312 requirements for public notification. 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: = Doug Vu – Staff report
 + Kate Hartley- Affordable Housing component
 + Scott Yudall – Project presentation
 + John Enos – Design presentation
 + David Hyman – LGBTQ Cultural District
 + Angel Garfold – Leather Cultural District
 + Maria Moustakis – Housing security, affordable housing
 + Juraj Martanovic– BMR units
 + Sarah Miller – Affordable housing
 + Vicente Rivero – Support
 + Timothy Reyft – Support
 + Robert Spoor – Mitigation measures
 + Corey Smith – Support
 + Carey White - Support

ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: [20166](#)

16. [2016-000556CUA](#) (E. JONCKHEER: (415) 575-8728)
284 ROOSEVELT WAY – west side of Roosevelt Way between Masonic and Park Hill Avenues, Lot 037 in Assessor’s Block 2607 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to legalize the tantamount to demolition of the existing single-family home, and to permit the construction of an approximately 4,020 square foot, three-story-over-garage, two-family home. The project site is located within a Residential House, Two-Family (RH-2) 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: = Elizabeth Jonckheer – Staff report
 + Lucas Eastwood – Project presentation
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: [20167](#)

17. [2017-010579CUA](#) (N. TRAN: (415) 575-9174)
1443 NORIEGA STREET – south side of Noriega Street, at the corner of 22nd Avenue, Lot 010A in Assessor’s Block 2058 (District 4) – Request for **Conditional Use Authorization** for change of use from foot/chair massage to massage establishment (d.b.a. “Sweet & Smile Massage”) at the subject property, pursuant to Planning Code Sections 303 and 731. Interior tenant improvement is proposed with no changes to the building exterior. The project site is located within a NCD (Noriega Street Neighborhood Commercial 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: = Nancy Tran – Staff report
 + Kiana – Project presentation
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: [20168](#)

18. [2016-007461CUA](#) (C. MAY: (415) 575-9087)
2 LUPINE AVENUE – west end of Lupine Avenue, at the corner of Dicha Alley, Lot 039 in Assessor’s Block 1069 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 207 and 303 to permit the construction of a two-story single-family dwelling on a vacant portion of the subject property currently occupied by a three-story, 5-unit residential building. The project site is located within a Residential House, Three-Family (RH-3) 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: = Chris May – Staff report

+ Gerald Green – Project presentation
 - Jerome Lerch – Negative impacts 4 Lupine
 ACTION: Approved with Conditions as amended to include:
 1. Privacy mitigation measures (frosted glass and landscaping); and
 2. No roof deck to be recorded as part of the NSR.
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: [20169](#)

19. [2016-005799CUA](#) (E. TUFFY: (415) 575-9191)
425 MASON STREET – west side of Mason Street between Geary and Post Streets, Lot 002 in Assessor’s Block 0306 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, to allow for conversion of the historic Spring Valley Water Company building (Constructed in 1922; Willis Polk, architect) from Office to Hotel use. The project would preserve historic lobby features subject to a Preservation Easement, create 77 tourist hotel rooms on the upper floors and establish a rooftop lounge within the existing 1-story penthouse structure. A new stair penthouse would provide a second means of egress for a roof deck. The project site is located within a Downtown General Commercial (C-3-G) Zoning District and 80-130-F 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: = Eiliesh Tuffy – Staff report
 + Speaker – Project presentation
 + Connie Chow – Design presentation
 + Karen Flood – Support
 + Rosa Shields - Concerns
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: [20170](#)

- 20a. [2016-016161DNX](#) (E. TUFFY: (415) 575-9191)
120 STOCKTON STREET – east side of Stockton Street between O’Farrell and Geary Streets, Lot 017 in Assessor’s Block 0313 (District 3) – Request for **Downtown Project Authorization**, pursuant to Planning Code Section 309, with exceptions from the height requirement of Planning Code Sections 263.8, 270 and 272, from the bulk requirement of Planning Code Section 270, and from the ground-level wind speed requirement of Planning Code Section 148. The application under review is part of a project proposal to convert an existing, 250, 021sf single-tenant retail building for multi-tenant use. The project site is located within a Downtown Commercial Retail (C-3-R) Zoning District and 80-130-F 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: = Eiliesh Tuffy – Staff report
 = Lee Hepner, Aide to Sup Peskin – Interim zoning controls
 + Tuija Catalano – Project presentation

- + Bob Perry – Design presentation
- + Karen Flood – Support
- + Stan Cohn – Support
- + Sue Hester – Office allocation

ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: 20171

- 20b. [2016-016161CUA](#) (E. TUFFY: (415) 575-9191)
120 STOCKTON STREET – east side of Stockton Street between O’Farrell and Geary Streets, Lot 017 in Assessor’s Block 0313 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303, to allow for more than 5,000 sf of office use as part of a proposal to convert an existing, 250,021sf single-tenant retail building for multi-tenant use. The project site is located within a Downtown Commercial Retail (C-3-R) Zoning District and 80-130-F 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: Same as item 20a.
 ACTION: Approved with Conditions as amended to include a Finding acknowledging the proposed interim controls.
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: 20172

- 20c. [2016-016161OFA](#) (E. TUFFY: (415) 575-9191)
120 STOCKTON STREET – east side of Stockton Street between O’Farrell and Geary Streets, Lot 017 in Assessor’s Block 0313 (District 3) – Application for **Office Allocation**, pursuant to Planning Code Sections 210.2 and 321, to establish 49,999 square feet of office use as part of a proposal to convert an existing, 250,021sf single-tenant retail building for multi-tenant use. The project site is located within a Downtown Commercial Retail (C-3-R) Zoning District and 80-130-F 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: Same as item 20a.
 ACTION: Approved with Conditions as amended to include:
 1. Planning shall review final office square footage prior to BPA issuance;
 and
 2. Future tenant improvements on floors containing office (floors 6 & 7) to be routed to Planning for review.
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTIONS: 20173

21. [2016-000378CUA](#) (N. FOSTER: (415) 575-9167)

1600 JACKSON STREET – north side of Jackson Street, between Polk Street and Van Ness Avenues, Lots 002 and 003 in Assessor’s Block 0595 (District 3) – Request for **Conditional Use Authorization** to allow a new General Grocery store (a Retail Sales and Services Use) operating as a Formula Retail Use (d.b.a. “365 by Whole Foods”) at the subject property, pursuant to Planning Code Sections 303, 303.1, 703(d), 703.4, and 723. The proposed project would involve both interior and exterior tenant improvements to the existing two-story-over-garage building, with no expansion of the existing structure. The proposed project would utilize the existing below-grade parking garage with 70 vehicular parking spaces (one to be reserved for car-sharing) and off-street loading dock fronting Jackson Street, while adding 21 bicycle parking spaces (5 Class I and 16 Class 2 spaces) where none existed before. The General Grocery store would occupy the entirety of the existing structure containing approximately 43,900 gross square feet, with a take-out food area located on floor one, dining/seating area on floor two, and accessory office space on floor two. The proposed project does not constitute a change of use as the previous use (d.b.a. “Lombardi Sports”) and the proposed use are both considered Retail Sales and Services Uses under the Planning Code. 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: = Nicholas Foster – Staff report
 + Jody Knight – Project presentation
 + Rob Twyman – Whole Foods
 + Rob Isaackson – Owner presentation
 - Chris Cambinsky – Organized opposition
 - Parker Austin – Organized opposition
 - Tim McLaughlin – Union organized opposition
 - Joshua Devore – CEQA exemption, non-complying use size
 - Todd David – Impact fees, missed opportunity
 - Paul Webber – Opposition
 - Laura Clark – Housing policies
 - Miriam Zouzounis – Local commercial corridor
 - Henry Karnilowicz – Proximity to other markets
 - Elaine Tasman – Traffic impacts
 - Michael Priolo – Opposition
 - Andrew Bieker – Housing
 + Chris Baker – Support
 - Rebecca Evans – Negative impacts
 - Teresa Nittelo – Opposed to big box stores
 - Mario Yedidia – Opposition
 - Ray Bair – Housing
 + Antoinette Banks – Improve the neighborhood
 + Carol Ann Rogers – Full service grocery
 + Peter Foller – Support
 + Molly Hoyt – Support
 + Lorri Ungaretti – Support
 + Judith Roddy – Neighborhood character, traffic
 - Vasu Narayanan – Real Foods
 + Greg Carr – Support, activity
 - Mitchell Beag – Opposed

- + Judi Basolo – Walking distance
- + Dick Wayman – Support
- + Chandra Chaterji – Support
- + Diane Raika – Support
- + Jim Hirsch – Support
- Lorenzo Rios – Traffic, housing
- + Nick Cockcroft – Support
- + John Addeo – Support
- + Leslie Bull – Support
- Stephen Cornell – Congestion, housing
- Chris Schulman – Housing
- Jim Worshell – Housing
- + Marlayne Morgan – Support
- Rick Karp – Trojan horse, future Amazon distribution centers
- Jennifer Farris – Opposed
- Duncan Why – Opposed
- + Stephen Taber – Support
- + Sarah Taber – Support
- + Matthew Holmes – Support
- Dr. Dale Mortenson – Traffic congestion
- Stephanie Chang – Traffic
- Roy Chan – Oppositions housing
- + Greg McKenney – Support
- Kate Chase – Opposed
- Esther Fishman – Opposed
- Janet Tarlov – Opposed
- + Jon Iddings – Support
- + Paul Colletta – Support
- + Izzy Bokser – Support
- + Claudia Bluhm – Neighborhood needs a grocery store
- Amy Bearg – Negative impacts
- + Speaker – Affordable grocery store
- Lisa Fromer – Housing
- Ozzie Rohm – Housing
- + Cassie Shouger – Support, safety
- Patricia Bittrick – Opposed, wrong location, traffic
- + Bob Cam – Need a grocery store
- Tiffany – Opposed
- + Jim Renken – Whole Foods

ACTION: After hearing and closing public comment; Continued to July 26, 2018
 AYES: Fong, Hillis, Johnson, Koppel
 NAYES: Moore, Richards
 ABSENT: Melgar

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be

advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

22. [2017-001920DRP-02](#) (C. MAY: (415) 575-9087)
[3747 JACKSON STREET](#) – south side of Jackson Street between Cherry and Maple Streets, Lot 021 in Assessor’s Block 0989 (District 1) – Requests for **Discretionary Review** of Building Permit Application No. 2017.04.14.4072 proposing the construction of 1- and 3-story horizontal rear additions, a 4th floor vertical addition, the expansion of the existing basement level to accommodate an additional off-street parking space, minor alterations to the front façade, and interior alterations to the existing single-family dwelling within a Residential House, One-Family (RH-1) 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
WITHDRAWN

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

ADJOURNMENT – 7:52 PM

ADOPTED MAY 10, 2018