

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, May 17, 2018**

**1:00 p.m.**

**Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:09 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Aaron Starr, Nicolas Foster, Matt Dito, Linda Ajello-Hoagland, Jacob Bintliff, Chris May, Diego Sanchez, Nick Perry, Mary Woods, Kate Conner, 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. 2017-014849CUA (S. ADINA: (415) 575-8722)  
220 POST STREET – northern side of Post Street between Grant Avenue and Stockton Street; lot 007 of Assessor's Block 0294 (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 210.2 to establish a change of use from an existing Retail Sales and Service use to an Office use on the fourth and fifth

floors of the subject building, within a C-3-R (Downtown-Retail) 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\(h\)](#).  
(Continued from Regular hearing on April 19, 2018)

**(Proposed Continuance to July 12, 2018)**

SPEAKERS: None  
ACTION: Continued to July 12, 2018  
AYES: Melgar, Hillis, Johnson, Koppel, Moore, Richards  
ABSENT: Fong

2. [2015-009163CUA](#) (A. PERRY: (415) 575-9017)  
77 GEARY STREET– southeast corner of Geary Street and Grant Avenue; Lot 008 in Assessor’s Block 0312 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 210.2 to establish a Non-Retail Sales and Service general office use with approximately 24,159 square feet of total space at the second and third floors of the existing building. This application seeks to abate Planning Enforcement Case No. 2015-009163ENF for unauthorized office use in the subject space. The space is currently occupied for office use by a software company (d.b.a. MuleSoft) and by an existing ground floor retailer in the building (d.b.a. Nespresso). The project is located within a C-3-R (Downtown – Retail) District, Downtown Plan Area, 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\(h\)](#).  
(Continued from Regular hearing on March 22, 2018)  
**(Proposed Continuance to October 25, 2018)**

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

15. [2017-001283CUA](#) (M. CHRISTENSEN: (415) 575-8742)  
792 CAPP STREET – west side of Capp Street, between 22<sup>nd</sup> and 23<sup>rd</sup> Streets; lot 019B of Assessor’s Block 3637 (District 9) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.4, 303, and 317, proposing to demolish the existing two-story single-family home and construct a new four-story (40 foot tall) residential structure containing four dwelling units within a Residential Transit Oriented - Mission (RTO-M) Zoning District, Calle 24 Special Use District, and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
(Continued from Regular hearing on May 3, 2018)  
**Note: On October 12, 2017, after hearing and closing public comment, continued to December 21, 2017. On December 21, 2017, after a Motion to Continue failed +3 -4 (Fong, Melgar, Moore, Hillis against); and a Motion to Approve with Conditions failed +3 -4 (Koppel, Melgar, Moore, Richards against); the Commission adopted a Motion of Intent to Disapprove and Continued the matter to March 22, 2018. On March 22, 2018, without hearing, continued to May 3, 2018 by a vote of +6 -0 (Fong absent). On May 3, 2018,**

**without hearing, continued to May 17, 2018 by a vote of +4 -0 (Johnson, Melgar, Richards absent).**

**SPEAKERS:** Lucas Eastwood – Short continuance  
 Davian Contreras – Last minute tactic  
 Andrea Contreras –  
 Speaker – Hear it today  
 Thomas Plagemann – Deny the project  
 Michael Andrade – Deny the project  
 Dorothy Graham – Do not continue  
 Todd David – Support for continuance  
 Speaker – Sell the property  
 Kevin – Do not continue the matter  
 Charlene – Opposed to continuance  
 Larisa Pedroncelli – Opposed to continuance  
 Brett Gladstone – Conversation  
 Armida Herrera - Affordability

**ACTION:** Continued to June 14, 2018

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

**NAYES:** Richards

**ABSENT:** Fong

## **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

Item 3 was pulled off of Consent and considered under the Regular Calendar.

## **C. COMMISSION MATTERS**

4. Consideration of Adoption:
- [Draft Minutes for May 3, 2018](#)

**SPEAKERS:** None

**ACTION:** Adopted

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

**ABSENT:** Fong

5. Commission Comments/Questions

### **Commissioner Moore:**

In this morning's paper, I was glad to hear that the Supervisor's Government and Oversight Committee supported the formation of a CBD for Middle Polk, under the name of Discover Polk. Polk has a long commercial corridor, has its own set of problems; has been really

pulling itself up on its shoes, by its shoes, thanks for many, many years. This will help, hopefully, add additional stability to this corridor.

**Commissioner Richards:**

A couple of real quick things -- in yesterday's Chronicle, the headline caught my eye "More able to afford homes in Bay Area" that's why I was like, wow, let me look at this. And actually the number of -- the percentage of people who can afford a median priced home went up to 23% from 21%, which is, I don't think anything to trumpet about, but San Francisco specifically, numbers were still pretty low. The median price of a home in San Francisco is \$1.6 million. It needed an income of \$330,000 to be able to afford the monthly payment which is I think beyond a lot of people's reach. Solano County on the other hand, their median price is only \$430,000, and needed an income of \$89,000. I think the rub on any of these, this includes coming off the 20% down payment. I know people that make a high salary, but can't save because they're paying so much in rent. So, there's got to be -- I know there are actually people trying to meet the down payment barrier by providing down payments and taking an equity stake in homes, as well as, taking a portion of the appreciation when the home is sold. So, there are financial services that are actually coming to try to meet these needs. One other interesting thing in the Bay Area, 4% increase in people who make \$150,000 to \$500,000 was noted in the quarter. I talked about this last week about growth. Growth is great if you can actually afford to live here. But, there was a 4% loss of people that made \$75,000 or less. So we're building housing and a question I keep asking everybody, is actually for who?

**D. DEPARTMENT MATTERS**

6. Director's Announcements

**Director John Rahaim:**

I have just one announcement Commissioners. I wanted to call your attention that the various schemes for the Resilient By Design competition which is the competition related to various sites around the region related to sea level rise is wrapping up right now. In fact, there are public presentations going on as we speak at the Jazz Center and those are all being streamed live and will be available online and each of the nine teams has a video that explains their process as well. If you're interested in that or the public is interested in that, the website is available to see these various sites to see just as a reminder, the site in San Francisco is the Islais Creek site and there are eight other sites in the region, as well, that have been proposed for this competition. So there are a number of events today and tomorrow related to the projects as well. It's very exciting and very interesting proposals. That concludes my presentation. Thank you.

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

**Aaron Starr:**

**LAND USE COMMITTEE:**

- **180243 Interim Zoning Controls - Conversion of Retail to Non-Retail Sales and Service Use in the C -3-R Zoning District.** Sponsor: Peskin. Staff: Not Staffed

At Monday's land use hearing, the Committee considered Interim Zoning Controls, Sponsored by Supervisor Peskin, for the Conversion of Retail to Non-Retail Sales and Service Use in the C-3-R Zoning District, also known as Union Square. The interim controls would require applicants to provide, among other information, rental and vacancy rates, how many properties they own or manage in the C-3-R, and it would also add new findings for retail to non-retail conversion. As we presented some time back, the Department is currently working on permanent controls for the C-3-R District.

During the hearing, Supervisor Aaron Peskin presented information and answered questions raised throughout the discussion. He also presented an amendment that would allow applications filed prior to May 18th to be exempt from the controls. There were several members of the public who spoke bring up various concerns about the controls. After public comment, Supervisor Safai moved that the resolution be amended as proposed, and that the resolution be recommended as amended. Both of these motions passed unanimously.

#### **FULL BOARD:**

- **180086 Planning Code - Legitimization and Reestablishment of Certain Self-Storage Uses.** Sponsor: Kim. Staff Butkus. PASSED Second Read
- **180403 Hearing - Appeal of Conditional Use Authorization - Proposed Project at 701 Valencia Street.** Staff: Starr, Sucre.

Last on the Board agenda was the appeal for 701 Valencia Street. This project included the legalization of a Public Parking lot, which is also used by the appliance store next door, and then the use of that parking lot for food trucks. This Commission heard this item on March 15 and approved the conditional use authorization with the condition that the parking lot not be used for food trucks. The applicant then appealed the CU approval asking the Board to overturn this specific provision.

At the Board hearing, there was a significant amount of public comment, with most speakers in support of the appellant. During her comments, Supervisor Ronen recognized the need that the existing food truck filled, which has been operating on the site since Jan 2017. She then made a motion to uphold the appeal and modify the CU approval to allow one mobile food facility through a Temporary Use Authorization. The Board also added additional conditions to the TUA to prohibit the sale of alcohol, prohibit congregate seating, prohibit amplified music, and require camouflaged port-o-potties.

#### **INTRODUCTIONS:**

- **180474 Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street.** Sponsor: Real Estate Division.

#### **Tim Frye, Preservation Officer:**

Here to share with you a few items from yesterday's Historic Preservation Commission hearing. The Commission unanimously supported the Mayor's Process Improvement ordinance, which is also being reviewed by this Commission and was complementary of the Department's work to streamline many processes including the reduction in review

times for permits, alter and Certificates of Appropriateness related to landmark properties or designated properties in San Francisco. The Commission also provided review and comment to a National Register nomination for 3333 California Street. The Commission supported the Department's recommendations on that nomination and it's our understanding the State Historic Resources Commission is meeting today to form a recommendation for the keeper. The Commission also forwarded its positive recommendation for the local landmark designation of 6301 Third Street, the Arthur Coleman Medical Center. This is a property I mentioned to you the last time I was here. It's located in the Bayview. It's significant for Dr. Arthur H. Coleman, a prominent African-American lawyer, physician, and civil rights advocate. Supervisor Cohen is supportive of this designation and we understand she intends to sponsor it, once it moves to The Full Board.

Then, finally, I wanted to give you an update on the Commission's deliberations on improving the Mill's Act Program. This was their first public hearing discussing ways to improve the program and specifically starting with this year's cycle, we've received six applications for this year spread throughout the city. But, the two substantive changes that the Commission asked the Department to explore are to allow for a concurrent local landmark designation with a Mill's Act application. Therefore, someone can apply for landmark designation and a Mill's Act program at the same time. Currently, those have to be separated by a year. Second, is to give priority to properties that house a Legacy Business. So, we're going to continue working with the Commission and with the Government Audit and Oversight Committee on those modifications, which all seems to be able to be done without code amendments and we will be applying those criteria to this year's cycle. I'm happy to answer any questions should you have them. Thank you.

**Commissioner Moore:**

Clarifying, 333 California Street, that is a whole block, Pine, Battery, Sansome. That is the center block piece for Mandarin Oriental or Former Mandarin Oriental. Which part is being declared, the entire block?

**Tim Frye, Preservation Officer:**

I think under the current nomination, the entire block is being considered as National Register eligible.

**Director John Rahaim:**

There's a confusion -- it's 3333 California. It's the Laurel Heights site. It's confusing. It's four 3s.

**Tim Frye, Preservation Officer:**

Yeah, no it's not downtown sorry.

**Commissioner Moore:**

I was wondering. It would be a great block to declare, but I was wondering. Thank you. That's funny.

**Commissioner Richards:**

One clarification, Mr. Frye. The legacy business preference, is that for Mills Act?

**Tim Frye, Preservation Officer:**  
That is correct.

**Commissioner Richards:**  
Okay. Thank you.

## 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:** Georgia Schuttish – Affluent 99%  
Gustavo Leao – 430 Main  
Cynthia Montes– 430 Main  
Dave Ince– 430 Main

## 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.

8. [2017-012530DRM](#) (M. DITO: (415) 575-9164)  
1015-1033 VAN NESS AVE – between Geary Boulevard and Myrtle Street; Lot 028 in Assessor’s Block 0714 (District 5) - Request for Staff-Initiated **Discretionary Review** of Building Permit Application No. 2017.09.25.9502, proposing to legalize the removal of 17 residential care units (an Institutional use), with eight being merged into four (for a net loss of four), four being converted to common space, and nine having been converted to two dwelling units (a Residential use) within a RC-4 (Residential, Commercial – High Density) Zoning District and 130-V Height & 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: Take Discretionary Review and Deny*

**SPEAKERS:** = Matt Dito – Staff report  
- Mike McCloon – MOHCD presentation  
+ Mel Lee – Request for continuance  
- Teresa Flandrick – Age in place  
- Speaker – Gentrification  
- Tony Robles – Senior care facilities

**ACTION:** Took DR and Disapproved the BPA  
**AYES:** Melgar, Hillis, Johnson, Koppel, Moore, Richards  
**ABSENT:** Fong  
**DRA:** [0591](#)

- 9a. [2009.1011DRP](#) (L. HOAGLAND: (415) 575-6823)  
1863 MISSION STREET – east side of Mission Street between 14<sup>th</sup> and 15<sup>th</sup> Streets; Lot 033 in the Assessor’s Block 3548 (District 9) – Request for **Discretionary Review** of Building Permit Application 2006.03.27.7548 within a NCT (Mission Street Neighborhood Commercial Transit) and 40-X and 65-X Height and Bulk Districts. The proposal includes the construction of a four- to seven-story, 37,441 sq. ft. mixed-use building with 37 dwelling units, approximately 1,425 sq. ft. of ground floor retail use, and 16 off-street parking spaces on a vacant lot. The Project requires a variance for Rear Yard and Commercial Street Frontage (from Planning Code Section 134) from the Zoning Administrator. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Staff Analysis: Full Discretionary Review

*Preliminary Recommendation: Do Not Take DR and Approve as Proposed*

(Continued from Regular hearing on May 10, 2018)

SPEAKERS: = Linda Ajello-Hoagland – Staff report  
 - Kelly Hill – DR Presentation  
 - Davian Contreras – DR Presentation  
 - Kevin Ortiz – Terrible project  
 - Taylor Elguin  
 - Speaker – High end housing with no benefit to the current community  
 - Speaker – Change now  
 - Andy Gillis – Focus on those who live here  
 - Ozzie Rohm – Force their hand, affordability  
 - Peter Papadopoulos – Reasonable requests  
 - Erik Arguello – Equity and mitigation  
 - Rick Hall – Record of the developer  
 - Andy Blue – Demand higher percentages of affordable housing  
 + Steve Vettel – Project presentation  
 + Sharon – 90 signatures of support  
 + Jim O’Driscoll – Improvement to this neighborhood  
 + Thomas – Nice neighborhood for our family  
 + Speaker – Gentrification is inevitable  
 + Janine – Increase safety and hygiene  
 + Speaker – Support  
 + Gary – Support, adds housing. 1,000 sq. ft. of ground floor to non-profit studio BMR  
 + John O’Conner – Project description  
 + Todd David – In-lieu fees  
 = Steven Buss – Neutral, zoning

ACTION: Did NOT Take DR, recognizing the private agreement.  
 AYES: Melgar, Hillis, Johnson, Koppel, Moore, Richards  
 ABSENT: Fong  
 DRA: [0592](#)

- 9b. [2009.1011VAR](#) (L. HOAGLAND: (415) 575-6823)  
1863 MISSION STREET – east side of Mission Street between 14<sup>th</sup> and 15<sup>th</sup> Streets; Lot 033 in the Assessor’s Block 3548 (District 9) – Request for a **Rear Yard Modification** pursuant to



Planning Code Section 134(e) to provide a rear yard less than 25 percent of lot depth. The Project proposed to construct a four- to seven-story, 37,441 sq. ft. mixed-use building within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and a 40-X 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\(h\)](#).

(Continued from Regular hearing on May 10, 2018)

SPEAKERS: Same as item 9a.

ACTION: Acting ZA Closed the PH and indicated an intent to Grant

## G. 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.

3. [2018-003993CUA](#) (N. FOSTER: (415) 575-9167)  
[524 HOWARD STREET](#) – between 1<sup>st</sup> and 2<sup>nd</sup> Streets; Lot 013 in Assessor's Block 3721 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 156 and 303 to allow the continued operation of an existing, temporary surface parking lot within a C-3-0 (SD) District, the Transbay C-3 Special Use District, the Transit Center C-3-0(SD) Commercial Special Use District, and 450-S 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: = Nick Foster – Staff report  
 + Brett Gladstone – Project presentation  
 - Sue Hestor – Housing site

ACTION: After being pulled off of Consent; Approved with Conditions as amended limiting the extension to November 2019.

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

ABSENT: Fong

Motions: [20189](#)

10. [2018-002230PCA](#) (D. SANCHEZ: (415) 575-9082)  
[INCREASING THE TSF FOR LARGE NON-RESIDENTIAL PROJECT ORDINANCE \[BOARD FILE NO. 180117\]](#) – **Planning Code Amendment** to increase the Transportation Sustainability Fee by \$5 for Non-Residential Projects larger than 99,999 gross square feet; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of public necessity, convenience, and welfare, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.  
*Preliminary Recommendation: Approve with Modifications*

SPEAKERS: = Diego Sanchez – Staff report  
 + Sunny Angulo, Aide to Sup. Peskin  
 - Todd David – Potential result

ACTION: Approved with Modifications  
 AYES: Melgar, Hillis, Johnson, Koppel, Moore, Richards  
 ABSENT: Fong  
 RESOLUTION: [20190](#)

11. [2018-004633PCA](#) (J. BINTLIFF: (415) 575-9170)  
**MAYOR'S PROCESS IMPROVEMENTS ORDINANCE – Informational Presentation** to provide an update on implementation of the Planning Department Process Improvements Plan issued December 1, 2017. The presentation will provide an overview of administrative and internal policy changes that have been implemented or are underway. The presentation will also review a package of legislative amendments proposed by Mayor Farrell to implement process improvement measures related to Planning Department review of affordable housing projects and large downtown projects; public notification procedures; and review procedures for routine work on historic landmarks and buildings in conservation districts.

*Preliminary Recommendation: None – Informational*

SPEAKERS:

- = Jacob Bintliff – Staff presentation
- + Sarah Dennis-Phillips – Basic good government fixes
- = Georgia Schuttish – Notifications, process improvements
- Eileen Bochan – Continue this matter
- Mary Freddy – Worst time to implement something like this
- Mary Eliza – Reduced notice, to less people
- James Park – In favor of efficiency
- Kent Hoger – lack of notice for a pop-out
- = Larisa Pedroncelli – Comments and recommendations
- Bruce Bowen – Comments and recommendations
- Ozzie Rohm – These are not process improvements: These so called Process Improvements are about muffling our voices and removing the public from the process. Cutting 10 days from the notification period is NOT Process Improvement. It's Process Reduction. In a city where developers can submit versions for the same plan ad nauseam and drag a project for years, what's a 10-day reduction in public notification period gonna do? We were here as early as 3 weeks ago at the joint BIC and Planning Commission hearing when you yourselves acknowledged the issue with serial permitting and here we have the Planning who wants to facilitate that. Make no mistake: pop outs are not being built as a small little 12 foot expansions into the rear yard. Pop outs are another tool in developers' arsenal in gaining more square feet for more dollars. We urge you to reject this and remove its adoption from next week's hearing.
- Rose Hillson – Objections
- Speaker – Opposed, getting rid of local controls
- Anastasia Yovonopolous – Limits involvement of the public
- Rick Hall – Limiting community input
- Speaker – Opposed
- Jim Worschel – Neighborhood notice
- Kathleen Howard – Further considerations for at least one month
- Lorraine Petty – Additional time for study

- Sue Hestor – Indefensible  
= Kate Conner - ministerial vs administrative processes

ACTION: None - Informational

12. [2015-000937CWP](#) (N. PERRY: (415) 575-9066)

CIVIC CENTER PUBLIC REALM PLAN – **Informational Presentation** on the Civic Center Public Realm Plan. The Civic Center Public Realm Plan is an interagency project led by the Planning Department that is working to create a long-term vision for the design and activation of the Civic Center’s public spaces and streets. The Plan area is roughly bounded by Gough Street, Golden Gate Avenue, Market Street, and Fell Street and encompasses the Civic Center Landmark District. The Plan is being closely coordinated with the Civic Center Commons Initiative, an on-going effort to improve Civic Center as a neighborhood gathering space and public commons for all San Franciscans. The Plan is currently midway through its design and community engagement phase. This informational presentation will provide a general update of the Plan’s community engagement and design work to-date, including an overview of design options.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = John Rahaim – Introductory remarks  
= Nick Perry – Staff presentation  
+ Jim Haas – Develop a plan  
+ Jim Worschel – Original design

ACTION: None - Informational

- 13a. [2015-001650CUA](#) (C. MAY: (415) 575-9087)

3042A CALIFORNIA STREET – north side of California Street between Lyon and Baker Streets, Lot 015 in Assessor’s Block 1023 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to legalize the previously demolished and partially reconstructed two-story, two-unit dwelling at the rear of the subject property within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on April 19, 2018)

**Note: On April 19, 2018, after hearing and closing public comment; Continued to May 17, 2018 with direction from the Commission by a vote of +7 -0.**

SPEAKERS: = Chris May – Staff report  
+ Rodrigo Santos – Project presentation  
+ Fergu Sullivan – Rent Control

ACTION: Approved with Conditions

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

ABSENT: Fong

MOTION: [20191](#)

- 13b. [2015-001650VAR](#) (C. MAY: (415) 575-9087)

3042A CALIFORNIA STREET – north side of California Street between Lyon and Baker Streets, Lot 015 in Assessor’s Block 1023 (District 1) - Request for **Variances** from the rear yard requirements of Planning Code Section 134, for the usable open space requirements

of Planning Code Section 135, and for the dwelling unit exposure requirements of Planning Code Section 140 to legalize the previously-demolished and partially reconstructed two-story, two-unit residential building at the rear of the subject property. The project site is located in a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

(Continued from Regular hearing on April 19, 2018)

SPEAKERS: Same as item 13a.

ACTION: Acting ZA Closed the PH and indicated an intent to Grant

14. [2014.1102CUA](#) (M. WOODS: (415) 558-6315)  
[555 GOLDEN GATE AVENUE](#) – south side of Golden Gate Avenue, between Polk Street and Van Ness Avenue; Lot 010 in Assessor’s Block 0766 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 243, 253, 253.2, 271 and 303, to demolish a one-story over basement commercial building and construct an 11-story, approximately 60,000 square-foot mixed use building containing approximately 1,500 square feet of ground floor commercial space, 55 dwelling units (including seven below market rate units), 21 off-street stacked parking spaces and 55 Class 1 bicycle parking spaces. The project is also seeking an administrative Zoning Administrator modification of the rear yard requirement pursuant to Planning Code Sections 243 and 307. The project site is located within a RC-4 (Residential-Commercial, High Density) Zoning District and the Van Ness Special Use District, and 130-V Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Mary Woods – Staff report

+ Speaker – Project presentation

+ Ria Galom – Project design

ACTION: Approved with Conditions

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

ABSENT: Fong

MOTION: [20192](#)

ADJOURNMENT 7:54 PM

ADOPTED JUNE 7, 2018