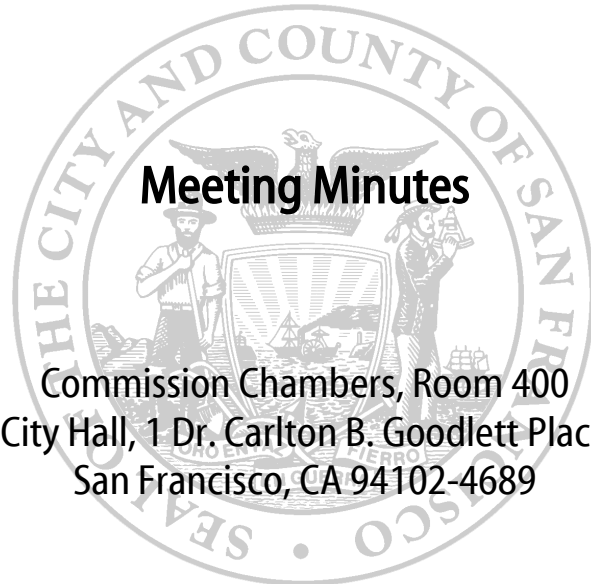


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, May 24, 2018

1:00 p.m.

Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:06 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Aaron Starr, David Weissglass, Audrey Butkus, Teresa Ojeda, Nicholas Foster, Christopher May, Doug Vu, David Winslow, Brittany Bendix, David Lindsay, Corey Teague, 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. [2018-004633PCA](#) (J. BINTLIFF: (415) 575-9170)
MAYOR'S PROCESS IMPROVEMENTS ORDINANCE [BOARD FILE NO. 180423] – **Planning Code Amendment** to streamline affordable housing project review by eliminating a Planning Commission Discretionary Review hearing for 100% affordable housing projects upon delegation by the Planning Commission; to provide for Planning Department review

of large projects located in C-3 Districts and for certain minor alterations to Historical Landmarks and in Conservation Districts; to consolidate, standardize and streamline notification requirements and procedures, including required newspaper notice, in Residential, Commercial, and Mixed-Use Districts; and affirming the Planning Department's determination under the California Environmental Quality Act, making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve

(Proposed Continuance to June 7, 2018)

SPEAKERS: + Rose Hillson – Support continuance
+ Katherine Howard – Support continuance, community outreach
ACTION: Continued to June 7, 2018
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
ABSENT: Richards

2. 2016-012941CUA (M. CHRISTENSEN: (415) 575-8742)
714 RHODE ISLAND STREET – west side of Rhode Island Street, between 19th and 20th Streets; lot 002A of Assessor's Block 4073 (District 10) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, proposing to demolish the existing two-story, 1,040 square foot single-family home and construct a new five-story, 6,356 square foot (40 foot tall from grade) residential structure containing two dwelling units within a Residential-House, Two-Family (RH-2) Zoning District and 40-X Height and Bulk District. The proposed dwelling units are each three bedroom units and are 2,641 square feet and 2,309 square feet in size. 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

(Proposed Continuance to July 19, 2018)

SPEAKERS: None
ACTION: Continued to July 19, 2018
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
ABSENT: Richards

3. 2017-014841CUA (J. HORN: (415) 575-6925)
655 ALVARADO STREET – side of Alvarado Street between Diamond and Castro Streets, Lot 028C in Assessor's Block 2803 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to legalize the tantamount to demolition of an existing 2,737 square foot, two-story-over-basement single-family home and the permit a new three-story-over-two-basement-levels single-family home. The project site is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Modifications and Conditions

(Continued from Regular hearing on April 19, 2018)

NOTE: After hearing and closing public comment; Continued to April 19, 2018 by a vote of +5 -0 (Fong absent). On April 19, 2018, without hearing, continued to May 24, 2018 by a vote of +5 -1 (Richards against; Melgar absent). (Proposed Continuance to July 26, 2018)

SPEAKERS: None
 ACTION: Continued to July 26, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

4. 2016-011486CUA (M. CHRISTENSEN: (415) 575-8742)
1713 YOSEMITE AVENUE – south side of Yosemite Avenue, at Lane Street; Lot 010 of Assessor’s Block 5418 (District 10) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 151.1, 207, 210.4 and 303, to allow residential use within a M-1 Zoning District at a density ratio of one dwelling unit per 800 square feet of lot area and to allow off-street parking at a ratio of three parking spaces per four dwelling units for the project involving the construction of a 58-foot tall, five-story residential structure containing six dwelling units and four automobile parking spaces within a M-1 Zoning District at the 65-J 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)

WITHDRAWN

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

20. [2016-015727DRP](#) (C. TOWNES: (415) 575-9195)
556 27TH STREET – north side of 27th Street between Castro Street and Noe Street; Lot 080 in Assessor’s Block 6581 (District 8) - Request for **Discretionary Review** of building permit application No. 2016.1028.1418 within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The proposal includes the construction of a 4-story (above two-level basement), up to 40-foot tall residential building containing seven dwelling units upon a vacant 5,700 square foot lot. The building would contain approximately 17,137 gross square feet and include seven off-street parking spaces accessed via a new 12-foot wide curb cut, seven Class 1 and one Class 2 bicycle parking spaces, rear balconies and an approximately 1,200 square foot roof deck. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take DR and Approve with Modifications

SPEAKERS: None
 ACTION: Continued to July 19, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

B. CONSENT CALENDAR

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

5. [2018-002906CUA](#) (C. CAMPBELL: (415) 575-8732)
[3583 16TH STREET](#) – north side between Pond, Market and Noe Streets; Lot 092 of Assessor's Block 3564 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#) and [764](#) to authorize ABC license Type 47 (On-Sale General liquor, beer, and wine for Bona Fide Public Eating Place) within an established Restaurant Use (D.B.A. STARBELLY) within the Upper Market NCT (Neighborhood Commercial Transit District) and 50-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20193](#)

Item 6 was pulled off of Consent and considered under the Regular Calendar.

7. [2017-007279DRP](#) (J. SPEIRS: (415) 575-9106)
[20 ELSIE STREET](#) – west side of Elsie Street; Lot 007 in Assessor's Block 5612 (District 9) – Request for **Discretionary Review** of Building Permit Application 2017.05.22.7242 within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk Districts. The proposal includes a two-story rear horizontal addition, and a roof deck. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take DR and Approve with Modifications

SPEAKERS: None
 ACTION: Took DR and Approved with modifications
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 DRA: [0593](#)

C. COMMISSION MATTERS

8. Consideration of Adoption:
- [Draft Minutes for May 10, 2018](#)

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

9. Commission Comments/Questions

Commissioner Koppel:

So, we received a letter in our packets last Thursday. We received an eight-page letter from the Northern California Carpenter's Regional Council saying that - - I honestly am confused as to what was actually said in the letter. So apparently, from our joint hearing with the Building Inspection Commission, I brought up issues about factory built housing; the fact that it is built outside of San Francisco. It is built to a less stringent code than San Francisco and I questioned how we're able to approve these types of developments and if they're actually legally allowed to be installed here. I am really confused on what the letter was saying and how a certain party is trying to tell us that we should be putting substandard residential housing in San Francisco, but just wanted to clarify that as of right now, I can't support anything built in this City that does not pass the local building codes that we have here in San Francisco.

Commissioner Johnson:

I just wanted to commend the Mayor's office for putting together, convening to address high, affordable housing, building costs here in San Francisco. This is an issue that we talk a lot about as a Commission -- thank you. This is an issue we speak a lot about as a Commission, just the rising cost of housing production overall and I was pretty shocked to see just how much the cost of affordable housing has skyrocketed. Two years ago we were talking about the fact that every unit of affordable housing costs around \$500,000 to produce and now those numbers are \$750,000 to produce a single unit and so as that gap continues to widen and we really struggle with ways to fund affordable housing, putting together a coalition of folks from industry, from nonprofits, from community organizations and other decision makers to come together and rally around a solution is the type of coalition that I want to see because I believe that the solution to this challenge really sits at the intersection of those different perspectives. So I am incredibly excited to see what the three working groups come up with and what their recommendations are, can inform our decisions going forward.

D. DEPARTMENT MATTERS

10. Director's Announcements

Director John Rahaim:

Just one announcement today, I wanted to let you know last night I went to the Southeast Facilities Commission meeting to talk about the 1550 Evans Project. I think you remember, there were a number of members of the community, who came out a few weeks ago concerned about a position, that, I had proposed, of adding housing to a site, that had been proposed by the community, and the PUC, for a Community Center and Education Facility. I had not been aware when I first proposed that idea with a couple of colleagues that this process had been going on with the community for several years, where they had agreed on a plan and a facility for this site that is owned by the PUC. So, last night I went to

the community to explain my regrets and not having discussed it with them and to talk about the fact that we were pursuing the project as proposed by the community and the PUC. I will say that I was very graciously received, and left the meeting feeling quite positive about the relationship, and the community was very grateful for my attending and explaining my point of view. This project is in process in the Department. We are doing the CEQA work on it. The hope is that the project can be -- can start construction by the middle of next year. Just a reminder' it includes a Community Center, an Education Facility and a fairly large park area that the community would use, in that area. It's right at the corner of Third and Evans Street. So, you will see the zoning change for this site. It does require a change to the Planning Code to accommodate the proposed development and that will likely come to you, either late this year, or early next year. That concludes my presentation. Thank you.

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

Aaron Starr:

LAND USE COMMITTEE:

- 180117 Planning Code - Increasing the Transportation Sustainability Fee for Large Non-Residential Projects. Sponsor: Peskin. Staff: D. Sanchez. Item 1

At Monday's Land Use hearing, the Committee considered the ordinance, introduced by Supervisor Peskin that would increase the TSF on Large Non-Residential Projects. Commissioners, you heard this Ordinance on May 17. You unanimously recommended approval with modifications, specifying a \$2 increase within the Central SOMA plan area and a \$5 increase elsewhere.

During their deliberation, the Supervisors stated that they felt comfortable recommending the increase in TSF given that the Planning Code requires a periodic update to the Economic Feasibility Study, which establishes the fee rate. Also, in late June the Land Use Committee will hear the Central SOMA Plan and have the opportunity to consider all development impact fees at once. During public comment, some members expressed the need to consider all Central SOMA Plan Area fees together, including the interaction of the TSF with other Central SOMA fees. Other testimony during public comment supported the fee outright.

The Land Use Committee moved to recommend the Ordinance for the Full BoS

FULL BOARD:

- 180243 Interim Zoning Controls - Conversion of Retail to Non-Retail Sales and Service Use in the C-3-R Zoning District. Sponsor: Peskin. Staff: Asbagh.
Amended to grandparent application already entitled, and the amended resolution was adopted by the Board.

INTRODUCTIONS:

BF TBD. Ronen introduced legislation that order Planning, Building Inspection, Public Works, Fire and the Mayor's Office on Disability to put affordable projects at the front of

the line. This is something we already do as policy, but this ordinance presumable would make it a requirement.

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: Steven Buss – Housing pipeline, internal vs publicly available data
Sue Hestor – Transit Center Plan, development analysis presented as an informational item

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.

6. [2018-004612CND](#) (D. WEISSGLASS: (415) 575-9177)
228-230 CLAYTON STREET – east side of Clayton Street between Hayes and Fell Streets; Lot 024 in Assessor's Block 1210 (District 5) – Request for a **Condominium Conversion Subdivision**, pursuant to Subdivision Code Sections 1332 and 1381, to convert a four-story, five-unit building into residential condominiums. The subject property is located within a RH-3 (Residential – House, Three Family) 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.

SPEAKERS: = David Weissglass – Staff report
- Lisa Aubrey – Owner, Ellis Act evictions
- Teresa Flandrick – Loss of affordable housing

ACTION: After being pulled of Consent; A motion to approve failed +3 -2 (Johnson, Melgar against; Richards absent); Continued to June 7, 2018.

AYES: Fong, Johnson, Koppel, Melgar, Moore

NAYES: Hillis

ABSENT: Richards

12. [2018-001876PCA](#) (A. BUTKUS: (415) 575-9129)
OBSTRUCTIONS IN REQUIRED SETBACKS, YARDS, AND USABLE OPEN SPACE – **Planning Code Amendment Initiation** to allow in required setbacks, yards, and usable open space all projections of an architectural nature if they meet the specified requirements and to allow bay windows that do not meet the specified requirements to apply for a Zoning Administrator waiver; adopting findings, including environmental findings, Planning Code Sections 302 findings, and findings of consistency with the General Plan and Planning Code Section 101.1.
Preliminary Recommendation: Initiate and Schedule for Adoption on or After June 13, 2018

SPEAKERS: = Audrey Butkus – Staff report
 = Mike Buhler – More intensive review
 = Katherine Petrin – Comprehensive review
 - Katherine Howard – Impact on open space
 - Rose Hillson – Required design standards.
 Allowing projections ***without*** maximum dimensions beyond today's 3-10 ft. for residential lots while retaining maximums for large C-3 downtown buildings seems illogical. Please specify the "required design standards" for 136(c)(1) features. If projections can go the full width & length of a lot, and they're put on a building with a 10-ft. first floor height & the adjoining building's first floor has a lower-than-10-ft. height, there may be substantial impacts. Though Sec. 136(c)(2)(a)-(g) for bay windows remains undeleted in the ordinance, this section would now be trumped by the Planning Director to decide appropriateness per Section 307(h) regardless of impacts. Bay windows could get large with no maximums to increase floor area ratios of buildings. Will Planning allow Neighbor #1's bathroom bay window to be built to the side lot line if it looks right into Neighbor #2's bedroom bay window also built to the side lot line?
 + Steven Buss – Support

ACTION: Initiated and Scheduled a hearing on or after July 12, 2018.
 AYES: Fong, Hillis, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: Richards
 RESOLUTION: [20210](#)

13. [2018-004047CWP-03](#) (T. OJEDA: (415) 558-6251)
HOUSING BALANCE REPORT – Informational Presentation - On April 21, 2015, the Board of Supervisors passed Ordinance No. 53-15 amending the Planning Code to include a new Section 103 requiring the Planning Department to monitor and report on the "housing balance" between new market rate housing and new affordable housing production. The ordinance required that reports are to be submitted by April 1 and October 1 of each year. This will be the sixth report in the series. The Ordinance also mandated an annual public hearing before the Board of Supervisors on the progress towards meeting the City's affordable housing goals. This Informational Presentation will highlight the Report's findings to the Commission.
Preliminary Recommendation: None - Informational

SPEAKERS: = Teresa Ojeda – Staff presentations
 - Sue Hestor – Housing fees
 = Steven Buss – Blanket RH-4 zoning
 + Corey Smith – Optimisms
 + Speaker – Enjoys the report
 - Ozzie Rohm – Existing affordable units

ACTION: None - Informational

- 14a. [2017-002768CUA](#) (N. FOSTER: (415) 575-9167)
984-988 JACKSON STREET – north side of Jackson Street, between Mason and Powell Streets, Lot 017 in Assessor's Block 0180 (District 3) – Request for **Conditional Use**

Authorization pursuant to Planning Code Sections 209.1, 253 and 303 to permit a building to exceed 40 feet in height within a RH Zoning District. The proposed project would add a fourth floor (one-story) to the existing three-story-over-basement residential building containing 3 dwelling units, with a net addition of approximately 1,100 square feet of living space to the existing dwelling unit located on the third floor. The project does not add or remove any existing dwelling units, nor does the project add any off-street parking. With the addition of one floor, the building would reach a height of 44'-6". Even though the underlying Bulk and Height District (65-A) for the subject property would allow for a taller structure, the Planning Code requires approval by the Planning Commission according to the procedures for conditional use approval. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting on November 30, 2017)

SPEAKERS: = Nick Foster – Staff report
+ Corrine Quigley – Project presentation
- Speaker – Request for continuance
= Teresa Flandrick – Comments and concerns

ACTION: Approved with Conditions as amended to include no future roof deck or railing.

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

ABSENT: Richards

MOTION: [20194](#)

- 14b. [2017-002768VAR](#) (N. FOSTER: (415) 575-9167)
984-988 JACKSON STREET – north side of Jackson Street, between Mason and Powell Streets, Lot 017 in Assessor's Block 0180 (District 3) – Request for **Variance** pursuant to Planning Code Section 134 ("Rear Yard"). The basic rear yard requirement for the subject property is 45 percent (or 33'-4") which can be reduced down to the minimum rear yard depth of 25 percent or (18'-6"). In any case in which a rear yard requirement is thus reduced to the minimum rear yard depth, the last 10 feet of building depth thus permitted on the subject lot shall be limited to a height of 30 feet, pursuant to Section 134(c)(1). The Project proposes a vertical addition that exceeds 30 feet in height and the depth of the proposed addition would encroach into last 10 feet of building depth; therefore a variance is required. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

SPEAKERS: Same as item 14a.
ACTION: Acting ZA closed the public hearing and indicated an intent to Grant.

15. [2013.0152CUA](#) (C. MAY: (415) 575-9087)
2390 BUSH STREET – southwest corner of Pine and Steiner Streets, Lots 001, 003 and 004 in Assessor's Block 0658 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 209.1 for the expansion of a religious institution in an RH district, and pursuant to Planning Code Section 304 for Planned Unit Developments on lots not less than 1/2 acre in size. The project would demolish the existing 3-story school building fronting Pine Street and construct a new 2-4 story pastoral center including a parish hall, church offices, and child care facilities above a below-grade parking garage.

Preliminary Recommendation: Disapprove

SPEAKERS: = Chris May – Staff report
 + Andrew Junius – Project presentation
 + Speaker – Continuance
 + Bill Campbell – Continuance
 + Michael Rossi – Continuance
 + Deacon Jimmy Salcedo – Continuance
 + Deacon Chuck McNeil

ACTION: After hearing and closing public comment; Continued Indefinitely
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

16. [2014-002033DNX](#) (D. VU: (415) 575-9120)
429 BEALE STREET (ALSO 430 MAIN STREET) – midblock between Harrison and Bryant Streets, Lots 305 & 306 in Assessor's Block 3767 (District 6) – Request for **Downtown Project Authorization**, pursuant to Planning Code Section 309.1, with an exception from the dwelling unit exposure requirement of Planning Code Section 140, to demolish an existing 35,625 sq. ft. commercial building, merge both parcels, and construct a new 140,280 sq. ft., nine- to ten-story and 84 ft. tall residential building containing 144 dwelling units, 10,800 sq. ft. of open space, 111 indoor bicycle parking spaces, and a 17,720 sq. ft. underground garage with 72 accessory automobile parking spaces. The subject property is located within a RH-DTR (Rincon Hill – Downtown Residential) Zoning District and 84-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 March 29, 2018)

Note: On March 29, 2018, after hearing and closing public comment; a motion to Approve with Conditions failed +3 -2 (Koppel, Richards against; Melgar, Moore absent); Continued to May 10, 2018 by a vote of +5 -0 (Melgar, Moore absent). On May 10, 2018, after hearing and closing public comment; a motion to Continue to May 24, 2018 failed +3 -4 (Fong, Johnson, Koppel, Moore against) and a motion to Approved with Conditions as amended including a 45' separation for top four floors failed +3 -4 (Moore, Richards, Melgar, Hillis against); Continued to May 24, 2018 by a vote of +5 -2 (Koppel, Moore against).

SPEAKERS: = Doug Vu – Staff report
 = David Winslow – Staff report
 + Ross Stackos – Project design
 - Henry Kleinhans – Two tower scheme
 + Cecelia – Protecting our courtyard
 - Speaker – Two building designs
 - Linda Aselino – Livability, light and air
 - Dane Hanson – Building height
 - Speaker – Concerns
 - Speaker – Deny the project
 - Judy Hutchinson – Slap in the face
 - Ozzie Rohm – Two tower design
 - Fred Sanchez – Collapse zone of the Bay Bridge

+ Steven Buss – Areas zoned for housing
 + Corey Smith – Support
 - Marlene Smith – Opposition
 + Jason Keenan – Support
 - Speaker – Winslow design
 - Tina Kang – Opposed
 - Gustavo – Two tower design
 - Steve Williams – Two tower design

ACTION: After a motion to Continue failed +2 -4 (Fong, Johnson, Koppel, Hillis against; Richards absent); Approved with Conditions as amended to include a 45' wide notch at the top four floors.

AYES: Fong, Hillis, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: Richards
 MOTION: [20195](#)

17. [2015-012729CUA](#) (B. BENDIX: (415) 575-9114)
600 VAN NESS AVENUE – east side of Van Ness Avenue between Golden Gate Avenue and Elm Street; Lots 006-009 in Assessor's Block 0763 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 253, 253.2, 303, and 304 to construct an approx. 130-foot tall building of approx. 185,670 gross square feet and containing 168 dwelling units, approx. 6,200 square feet of ground floor retail, and up to 89 accessory off-street parking spaces. The project is seeking exceptions as a Planned Unit Development to the Planning Code's requirements for floor area ratio (Section 124), rear yard (Section 134), and architectural obstructions over the public right-of-way (Section 136). The subject property has split zoning and is located within a RC-4 (Residential-Commercial, High Density) and NC-3 (Moderate-Scale Neighborhood Commercial) Zoning Districts, Van Ness Special Use District, and 130-V and 130-E 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
 (Continued from Regular hearing on March 22, 2018)

SPEAKERS: = Brittany Bendix – Staff report
 + Speaker – Project presentation
 + Bill Higgins – Design presentation
 + Lynn Davis – Support
 + Barbara Burman – Support
 + Elizabeth Harvey – Support
 + Steve Cressi – Support
 + Sue Hestor – Support
 + Richard Reinhold – Support

ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20196](#)

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.

18. [2016-001466DRP](#) (B. BENDIX: (415) 575-9114)
1776 VALLEJO STREET – north side of Vallejo Street between Gough Street and Franklin Street; Lot 031 in Assessor’s Block 0552 (District 2) – Request for **Discretionary Review** of Building Permit Application 2016.01.27.8103 within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. The proposal is to construct a two-story single-family dwelling that fronts onto Vallejo Street. No changes are proposed to the existing two-story single-family dwelling at 2514 Gough Street. As proposed, the project requires a rear yard variance because it is within the required rear yard area. The variance was heard at a public hearing on December 7, 2016, under case 2016-001466VAR. 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

SPEAKERS: = Brittany Bendix – Staff report
 - John Moran – DR presentation
 + Lewis Butler – Project presentation
 ACTION: Did NOT take DR and Approved
 AYES: Fong, Hillis, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: Richards
 DRA: [0594](#)

19. [2013.0847DRP](#) (B. BENDIX: (415) 575-9114)
1503 FRANCISCO STREET – southwest corner of Francisco and Octavia Streets; Lot 001 in Assessor’s Block 0482 (District 2) – Request for **Discretionary Review** of Building Permit Application 2013.05.31.8402 within a RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District. The proposal includes excavation below the existing three-family dwelling, a fourth floor vertical addition, a new exterior façade, and interior renovations. 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 DR and Approve as Revised

SPEAKERS: = David Lindsay – Staff report
 - Kenneth Cowen – DR presentation, not in character with the neighborhood
 - Speaker – DR presentation
 - Michael Garivalia – DR presentation
 - Maria Ferrell – Opposed
 - Pam Davis – Notification
 - Speaker – Opposition
 - Phillip Mesa – Opposition

- Speaker – Opposition
- Speaker – Opposition
- Lorraine Quait – Opposition
- Nancy Garcekini – Opposition
- Frank Lima – Opposition
- Lauren – Opposition
- Marie Oratta – Opposed
- Rich Morriti – Opposed
- + Thomas Ryan – Project presentation
- + Jeff Menasci – Owner comments

ACTION: After hearing and closing public comment; Continued to July 19, 2018

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

ABSENT: Richards

ADJOURNMENT – 6:09 PM

ADOPTED JUNE 7, 2018