

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, June 28, 2018**  
**1:00 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:08 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Paolo Ikezoe, Robin Abad, Neil Hrushowy, Sun Yuen Hong, Matt Dito, Esmeralda Jardines, Chelsea Fordham, Marcelle Boudreaux, Planning Director John Rahaim, 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. 2018-006177PCAMAP (A. BUTKUS: (415) 575-9129)  
AMEND ZONING MAP AND ABOLISH LEGISLATED SETBACK ON 19<sup>TH</sup> AVENUE BETWEEN QUINTARA AND RIVERA STREETS – **Planning Code Amendment** abolishing a nine-foot legislated setback on the west side of 19<sup>th</sup> Avenue between Quintara and Rivera Street, and revising the Zoning Map to rezone from RH-1 (Residential, House; One-Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No. 001

(located at the intersection of 19th Avenue and Quintara Street), Lot No. 033 (2121-19th Avenue), Lot No. 034 (2145-19th Avenue), and Lot No. 037 (2115-19th Avenue); adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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

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

2. [2017-006758DRP](#) (E. SAMONSKY: (415) 575-9112)  
1722 27<sup>TH</sup> AVENUE – east side between Moraga and Noriega Street; Lot 046 in Assessor's Block 2023 (District 15) – Request for **Discretionary Review** of Building Permit Application No. 2017.0519.7060, to construct a vertical (third floor) and horizontal rear addition of approximately 1,835 square feet, and to add an accessory dwelling unit (per Ordinance 95-17) to the ground floor of an existing single family home within a RH-1 (Residential, House – One Family) Zoning District and 40-X 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: Do Not Take DR and Approve*

**(Proposed Continuance to July 26, 2018)**

SPEAKERS: None  
 ACTION: Continued to August 23, 2018  
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards  
 ABSENT: Melgar

3. [2017-009224CUA](#) (S. VELLVE: (415) 558-6263)  
601 VAN NESS AVENUE – west side of Van Ness Avenue; Lot 027 in Assessor's Block 0762 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.4 and 303(j) to discontinue a Movie Theatre use (Opera Plaza Cinema) of approximately 6,380 square feet and propose a Retail Sales and Service use within a RC-4 (Residential-Commercial High Density) Zoning District, the Van Ness Avenue 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*

**(Proposed Continuance to September 13, 2018)**

SPEAKERS: None  
 ACTION: Continued to September 13, 2018  
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards  
 ABSENT: Melgar

4. 2015-004297ENV (A. CALLAGY: (415) 575-8734)

271 UPPER TERRACE, 301-303 UPPER TERRACE, 4500 17<sup>TH</sup> STREET – 15,800-square-foot project site between Upper Terrace and Roosevelt Way/17th Street; Lots 32, 34, and 35 of Assessor’s Block 2628 (District 8) – **Appeal of Preliminary Negative Declaration** for the proposed project to subdivide three contiguous lots into five lots, demolish a single-family residence, remodel an existing two-unit residence, and construct eight new units. The proposed project would result in 15 off-street parking spaces. The project site is located in a RH-2 (Residential-House, Two Family) Use District in 40-X Height and Bulk District.

*Preliminary Recommendation: Uphold Preliminary Negative Declaration*

**(Proposed Continuance to October 25, 2018)**

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

12. (R. ABAD: (415) 575-9123)

CALTRANS GRANT – In May 2018, the Planning Department was awarded \$391,212 in competitive grant funds from the California Department of Transportation (CalTrans) Adaptation Planning Grant program for the San Francisco Southeast Mobility Adaptation Strategy (SMAS). The California Department of Transportation requires that the ‘Governing Body’ of the San Francisco Planning Department adopt a Resolution confirming the authority of the Department Director to accept the grant funds by entering into contract with CalTrans. CalTrans must receive this Resolution by August 15, 2018 in order for the grant to commence on October 1, 2018.

*Preliminary Recommendation: Adopt*

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

16. (E. SAMONSKY: (415) 575-9112)

2750 19<sup>TH</sup> STREET – located at the northeast corner of Bryant and 19<sup>th</sup> Streets, Lot 004A in Assessor’s Block 4023 (District 10) - Request for a **Large Project Authorization**, pursuant to Planning Code Section 329, for the demolition of an existing industrial building, with the exception of the brick facade, and new construction of a six-story, 68-foot tall, mixed-use building (measuring approximately 72,365 square feet) with 60 dwelling units, approximately 10,000 square feet ground floor Production, Distribution and Repair (PDR) space, 24 below-grade off-street parking spaces, two car-share parking space, 84 Class 1 bicycle parking spaces, and 13 Class 2 bicycle parking spaces. The Project includes 4,800 square feet of common open space roof deck. Under the LPA, the project is seeking an exception to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134) and 2) dwelling unit exposure (Planning Code Section 140). The project site is located within the UMU (Urban Mixed-Use) and 68-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

(Continued from Regular Meeting on June 7, 2018)

*Preliminary Recommendation: Approve with Conditions*

**Note:** On November 20, 2017, after hearing and closing public comment, continued to January 25, 2018 by a vote of +5 -1 (Johnson against; Hillis absent).

On January 25, 2018, after hearing and closing public comment, continued to March 15, 2018 by a vote of +4 -1 (Melgar against; Fong, Johnson absent).

On March 15, 2018, without hearing, continued to May 10, 2018 by a vote of +6 -0 (Melgar absent).

On May 10, 2018, without hearing, continued to June 7, 2018 by a vote of +6 -0 (Richards absent).

On June 7, 2018, without hearing, continued to June 28, 2018 by a vote of +7 -0.

SPEAKERS: + Mark Loper – August 23<sup>rd</sup> continuance

ACTION: Continued to August 23, 2018

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

ABSENT: Melgar

17. [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 June 14, 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).

On May 17, 2018, without hearing, Continued to June 14, 2018 by a vote of +5 -1 (Richards against; Fong absent).

On June 14, 2018, without hearing, continued to June 28, 2018 by a vote of +7 -0.

SPEAKERS: + Lucas Eastwood – July 12<sup>th</sup> continuance

ACTION: Continued to July 12, 2018

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

ABSENT: Melgar

## B. COMMISSION MATTERS

5. Consideration of Adoption:
- [Draft Minutes for June 14, 2018](#)

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

6. Commission Comments/Questions

None

C. DEPARTMENT MATTERS

7. Director's Announcements

**Director John Rahaim:**

I just wanted to take the time today to introduce you to the interns. I think in our back row of the chamber today, we have interns from our Summer Internship Program. Maybe I can get you all stand up for a second. As you know, we do this every summer. It's been an extremely successful program. We have twenty-four this year, some of whom are both college students and high school students - the high school students, being from the City's YouthWorks Program. There's a 12-week program. Each intern is paired with a planner, who mentors and supervises their work. There are also, like today, a number of site visits and places for the interns to go, to understand how we all work, and the pros and cons of how we work, and we are happy to have them. They will present their projects at the end of the summer. We will certainly invite you to those presentations. Just to give you a flavor of some of the projects that are being worked on, there are a number related to historic preservation, doing a number of historic context statements. There are projects related to the ADU Program, to transportation analysis, to archaeological work, looking at sea level rise work. All of the projects are identified in such a way that the interns have a product at the end of their 12 weeks, which they present to us, as well as that they can use for their own portfolio in their future. We really appreciate all your work and we're glad to have you here today and we welcome you. Thank you.

**President Hillis:**

Thank you all and are they all from around the country? Where are you all from?

**Director John Rahaim:**

Yes there is a pretty broad spectrum from around the country.

**President Hillis:**

How did you find housing? Commissioner Moore, did you have --

**Commissioner Moore:**

No you were asking the question I was going to ask that question. I was just curious.

**President Hillis:**

We expect the housing crisis to be solved by the interns by the end of the summer.

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

#### LAND USE COMMITTEE:

##### Aaron Starr:

- **180191 Planning Code - Public Parking Lot as a Permitted Use in the Glen Park Neighborhood Commercial Transit District and Adjoining Locations.** Sponsor: Sheehy. Staff: Butkus.

At Monday's Land Use Committee hearing, the Board considered Supervisor Sheehy's ordinance that would allow an existing parking lot that is in both the RH-2 and Glen Park NCT zoning districts to legalize without receiving **Conditional Use Authorization**. Commissioners, you heard this item on June 7 and voted to disapprove the ordinance. At the hearing, Supervisor Sheehy made his case for approving the parking lot, citing that the lot has historically been used as a parking lot, and needed by the neighborhood. He also said that the owners needed the income from the parking lot in order to develop the proposed property in the future. Supervisor Kim expressed concern about adding parking across the street from a BART station, and that the ordinance would allow the parking lot by right. She was also concerned that the parking lot would be able to operate in perpetuity. Supervisor Safai for his part was concerned about the loss of parking in the transit oriented neighborhood.

Ultimately, the Committee members voted to amend the ordinance to limit the proposed parking lot to 6 years; require a Notice of Special Restriction be placed on the property noting that limitation; and then voted to forward the item to the full Board with a positive recommendation.

- **180475 General Plan Amendments - Candlestick Point and Hunters Point Shipyard Phase 2 Project.** Sponsor: Planning Commission. Staff: Snyder.

- **180476 Planning Code, Zoning Map - Candlestick Point Activity Node Zoning Map Amendments.** Sponsor: Planning Commission. Staff: Snyder.

- **180549 Below-Market Rate Housing Plan Amendment - Candlestick Point-Hunters Point Shipyard Phase 2 Project.** Sponsors: Mayor; Cohen. Staff: Snyder.

Next the Committee heard Phase 2 of the Candlestick Point Hunters Point Shipyard Project. This Commission heard this item on April 26, 2018. The Commission's actions included approving **Planning Code, Zoning Map** and **General Plan Amendments** to remove the "Jamestown Parcel" from the Candlestick Point Plan area; and the removal of the stadium from the text and maps of the Hunters Point Area Plan. The Planning Commission voted unanimously to approve this package of amendments.

At the Land Use hearing, public comment on this item was generally very favorable. Some speakers highlighted the commitment of FivePoint, the master developer, to providing a robust community benefits program. A couple members of the public did raise concerns regarding the Shipyard's clean-up. Supervisor Kim, while very supportive, did encourage OCII and the PS to consider adding additional housing to the program in future years. The

Land Use Committee then voted to forward the items to the Full Board with a positive recommendation.

**FULL BOARD:**

- **180387 Planning Code - Landmark Designation of 234-246 First Street (aka Phillips Building)].** Sponsor: Kim. Staff: S Ferguson. PASSED Second Read
- **180423 Planning Code - Review for Downtown and Affordable Housing Projects; Notification Requirements; Review of Alterations to Historical Landmarks and in Conservation Districts.** Sponsor: Mayor. Staff: J Bintliff. Passed First Read

Then the full Board considered the Mayor's Process Improvements Ordinance that was continued from last week's hearing. This week, Supervisor Peskin introduced amendments to maintain a 30-day notification period for notices of Building Permit Applications subject to Section 311, to require that 11x17 plan sets continue to be provided for 311 notices, and to maintain the requirement for 311 notices for the rear yard "pop-outs". Also, Supervisor Ronen introduced amendments to clarify the application of the City's Language Access Ordinance to Planning Department notices. The Board voted to include the amendments, and passed the revised ordinance unanimously.

As amended, the ordinance includes all proposed modifications to streamline the review of 100% affordable housing projects, large downtown residential projects, and for minor alterations to historic structures. With regard to notification requirements, the adopted ordinance will consolidate section 311 and 312 into a single section; require a 30-day notification with mailed 11x17 plan sets for all 311 notices and a 20-day notification period for all notices of public hearings; 311 notification will continue to be required for limited rear yard additions, or "pop-outs"; hearing notices will be expanded to tenants for all hearings; the basic content of all notices will be translated into multiple languages; and all notices will be available online for the general public.

Finally, it should be noted that the portion of the ordinance related to notification requirements will go into effect on January 1, 2019 to allow time for the Commission to consider a policy specifying the size, format, and content of the mailed and posted hearing notices.

- **180191 Planning Code - Public Parking Lot as a Permitted Use in the Glen Park Neighborhood Commercial Transit District and Adjoining Locations.** Sponsor: Sheehy. Staff: Butkus. Passed First Read
- **180475 General Plan Amendments - Candlestick Point and Hunters Point Shipyard Phase 2 Project.** Sponsor: Planning Commission. Staff: Snyder. First Read, Item 57
- **180476 Planning Code, Zoning Map - Candlestick Point Activity Node Zoning Map Amendments.** Sponsor: Planning Commission. Staff: Snyder. First Red, Item 58
- **180549 Below-Market Rate Housing Plan Amendment - Candlestick Point-Hunters Point Shipyard Phase 2 Project.** Sponsors: Mayor; Cohen. Staff: Snyder. First Read, Item 59

Finally, the Board met as Committee of the Whole to approve amendments to two Candlestick and Hunters Point Redevelopment Plans. Public comment was generally similar to comment provided at Land Use and the BOS approved unanimously at first reading.

**INTRODUCTIONS:**

None

**D. GENERAL PUBLIC COMMENT**

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

**SPEAKERS:** Richard Hack – Gold Rush, housing crisis, new rent control  
Jeremy Paul – Office of Cannabis, selection of retailers

**E. REGULAR CALENDAR**

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

9. [2018-008567PCA](#) (A. STARR: (415) 558-6362)  
OFFICE DEVELOPMENT CONVERSIONS [BOARD FILE NO. 180613] – Planning Code Amendment to allow square footage of baseline office space that is converted to non-office uses to be available for allocation under the Office Development Limit Program and requiring Zoning Administrator written determination for such space; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of public necessity, convenience, 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.

*Preliminary Recommendation: Approval*

**SPEAKERS:** = Aaron Starr – Staff report  
+ Sarah Dennis-Phillips, OEWD – Proposed legislation  
+ Sunny Angulo, Aide to Sup. Peskin – Proposed legislation

**ACTION:** Approved

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

**RESOLUTION:** [20224](#)

10. [2018-006910PCA](#) (P. IKEZOE: (415) 575-9137)  
HOME-SF AND 100% AFFORDABLE HOUSING BONUS PROGRAMS – Planning Code Amendment for the Housing Opportunities Mean Equity-San Francisco (HOME-SF) program to revise the amount of inclusionary housing required and the types of development bonuses received for projects with complete environmental evaluation



applications submitted on or before December 31, 2019, with existing requirements and bonuses revived for projects with complete environmental evaluation applications submitted on or after January 1, 2020, and to require project authorization under Planning Code section 328; revising the 100% Affordable Housing Bonus Program to eliminate a Planning Commission review hearing for 100% affordable housing projects upon delegation by the Planning Commission; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

*Preliminary Recommendation: Approve with Modification*

**SPEAKERS:**

- = Paolo Ikezoe – Staff report
- + Sup. Katy Tang – Proposed legislation
- = Steve Vettel – Recommendation No. 2 needs further vetting
- = Fernando Martin – State density bonus
- = Skylar Taylor – Accurate unbiased information
- + Corey Smith – Certainty
- = Peter Papadapolous – Appeals process, maintaining safeguards for the community voice
- Carlos Bocanegra – Diminishes community safeguards
- Larisa Pedroncelli – No use it or lose it provision
- = Speaker – Home SF
- = Erick Arquello – Housing in the Mission
- = Lauren Petty – Protecting seniors and people with disability
- = Speaker – Reducing the number of units being built
- = Kelly Hill – Community safeguards
- Ozzie Rohm – Removal of CU requirement density de-control
- = Tony Robles – Use it or lose it
- = Menaka Mohan, Aide to Sup. Tang – Response to questions

**ACTION:** Approved with Staff Modifications as amended:

1. Eliminating modification No. 5;
2. Modifying modification No. 4 to 180 days;
3. Recommending the BoS require the TAC reconsider all rates; and
4. Include a use it or lose it provision, where sponsors must file a BPA within two years of CPC authorization

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

**ABSENT:** Koppel

**RESOLUTION:** [20225](#)

11. [2015-001821GPA](#) (R. ABAD: (415) 575-9123)  
INTENTION TO INITIATE DEPARTMENT-SPONSORED GENERAL PLAN AMENDMENTS RELATED TO THE CENTRAL WATERFRONT – DOGPATCH PUBLIC REALM – Pursuant to Planning Code Section 340, the Planning Commission will consider a Resolution of **Intention to Initiate Amendments to the General Plan**. The amendments are intended to incorporate the Central Waterfront – Dogpatch Public Realm Plan by reference in the General Plan to establish a clear guiding framework for investments in complete streets, parks and open spaces within the Central Waterfront – Dogpatch Public Realm Plan Area. Future public and private public realm projects would follow the guidance and

prioritization framework set forth in the Central Waterfront – Dogpatch Public Realm Plan. The current land use policies and zoning in the Central Waterfront Area Plan will remain unchanged.

*Preliminary Recommendation: Initiate and schedule a hearing*

SPEAKERS: = Robin Abad – Staff presentation  
 = Neil Hrushowy – Introduction  
 = Sun Yuen Hong - Design  
 ACTION: Initiated and Scheduled a hearing on or after August 23, 2018  
 AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards  
 ABSENT: Hillis  
 RESOLUTION: [20226](#)

## 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.

18. [2014-001994DRP](#) (M. DITO: (415) 575-9164)  
278 MONTICELLO STREET – east side between Garfield and Shields Streets; Lot 041 in Assessor’s Block 7002 (District 11) – Request for **Discretionary Review** of Building Permit Application No. 2014.09.09.5905, proposing to legalize the addition of four bedrooms to a single-family home, and remove the unpermitted addition of three other bedrooms, for a total of ten bedrooms. The project also proposes to legalize the conversion of the front façade to stucco. The project is within a RH-1 (Residential, House – One Family) Zoning District and 40-X 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: Do Not Take DR and Approve*

SPEAKERS: - Sup. Safai – Neighborhood complaints  
 - Board President Cohen – Negative impact to the neighborhood  
 = Matt Dito – Staff report  
 - Adam Damico – DR presentation  
 - Speaker – Unsafe conditions  
 - Shannon Miniboxer – Negative impacts  
 - P.J. Stephens  
 - Speaker – Negative impacts  
 - James Hendry – Exceptional and extraordinary circumstances  
 - Eric Boxer – Opposed  
 - Keith Barracka – Opposed  
 - David Sum – Opposed  
 - David Elliott Lewis – Opposed  
 - Reginald Caldwell – Damage to property  
 ACTION: Took DR and imposed a four bedroom, three and a half bath limit and restricting any bedroom or bathroom on the ground level.

AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 DRA: [0596](#)

## G. REGULAR CALENDAR

- 13a. [2018-007182CUA](#) (E. JARDINES: (415) 575-9144)  
188 HOOPER, 1140 7<sup>TH</sup> STREET, AND 1111 8<sup>TH</sup> STREET – north side of Irwin Street, south side of Hooper Street, west side of 7th Street, and east side of 8th Street on Lot: 004 in Assessor’s Block 3820; north side of Hooper Street, south side of Channel Street, east side of Carolina Street, and east side of 8th Street on Lot: 004 in Assessor’s Block 3808 (District 10) – Request for a **Conditional Use Authorization**-Planned Unit Development, pursuant to Planning Code Sections: 145.5, 210.3, 249.67, 303, 304, and 843.45 to construct a new two-to-four-story, academic (institutional use) building (DBA California College of the Arts) measuring approximately 96,500 square feet. Under the PUD, the project is seeking to establish a retail sales and service use size (dining food hall) greater than 4,000 gross square feet (Planning Code Section 843.45) in an UMU Zoning District as well as an exception to the Planning Code requirements for street frontage-ground floor ceiling height in a PDR-1-D Zoning District (Planning Code Section 145.5). The subject property is located within a Production, Distribution, and Repair – Design (PDR-1-D) Zoning District, the Art & Design Educational Special Use District, and 58-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: = Esmeralda Jardines – Staff report  
 + David Meckel – Project presentation  
 + Steve Wiesenthal – Project presentation  
 + Stanley Saitowitz – Design presentation  
 + Ron Miguel – Support  
 + Timothy Rife – Union support  
 + Kate Sofia – Support  
 + Speaker – Student housing  
 - Speaker – Affordability  
 + Sue Hestor – Doing the right thing

ACTION: Approved with Conditions as amended, striking hour of operation from the plaque.

AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 MOTION: [20227](#)

- 13b. [2016-001557ENX](#) (E. JARDINES: (415) 575-9144)  
188 HOOPER – north side of Hooper Street, south side of Channel Street, east side of Carolina Street, and east side of 8<sup>th</sup> Street on Lot: 004 in Assessor’s Block 3808 (District 10) – Request for a **Large Project Authorization**, pursuant to Planning Code Sections: 210.3, 249.67, 329, and 843, to construct a new five-story (or 56 feet 2 inches tall) student housing building for the California College of the Arts, measuring approximately 133,634 gross square feet of residential use with 520 student housing beds in 337 group housing bedrooms (in 280 group housing units), and approximately 8,000 square feet of ground floor retail sales and service use (dining food hall). Under the LPA, the project is seeking an exception to Planning Code requirements for rear yard (Planning Code Section 134), street

frontage – active use and ground floor height (Planning Code Section 145.1), off-street loading (Planning Code Section 152.1), and mid-block alley (Planning Code Section 270.2). The proposed project is located within a Production, Distribution, and Repair – Design (PDR-1-D) Zoning District, the Art & Design Educational Special Use District and 58-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: Same as item 13a.

ACTION: Approved with Conditions

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

MOTION: [20228](#)

14. [2013.1535ENV](#) (C. FORDHAM: (415) 575-9071)  
[450-474 O'FARRELL STREET/532 JONES STREET](#) – on a block bounded by Geary Street to the north, O'Farrell Street to the south, Taylor Street to the east, and Jones Street to the west (Assessor's block/lot 0317/007, 0317/009, and 0317/011) (District 6) – **Certification of the Final Environmental Impact Report**. The project site is currently developed with the three-story (50-foot-tall), 26,904-square-foot Fifth Church of Christ, Scientist building, including a 1,400-square-foot parking lot with four parking spaces, at 450 O'Farrell Street; a one-story (30-foot-tall), 4,415-square-foot vacant retail building at 474 O'Farrell Street; and a one-story (30-foot-tall), 1,012-square-foot restaurant and residential building with basement at 532 Jones Street. The proposed project would demolish the existing structures, merge the three lots, and construct a 13-story, 130-foot-tall, 226,514-sf mixed-use building. The church façade at 450 O'Farrell Street would be retained as part of the proposed project. The proposed development would include up to 182,668 sf of residential space (with 176 dwelling units), 3,827 sf of restaurant and retail space, and 9,555 sf of religious institution space. Up to 46 parking spaces would be provided within a 22,105-sf, one-level subterranean parking garage with access off of Shannon Street. The project site is located in a Residential-Commercial, High Density (RC-4) District, the North of Market Residential Special Use District No. 1, 80-T-130-T Height and Bulk District, and the Uptown Tenderloin National Register Historic District.

**NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 11, 2017. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.**

*Preliminary Recommendation: Certify the Final EIR*

SPEAKERS: = Chelsea Fordham – CEQA staff report  
 = Marcelle Boudreaux – Staff report  
 + Ella Strong – Project presentation  
 + Dan Oberling – Design presentation  
 + Tyler Epting – Outreach  
 + Dell Seymour – provide a neighborhood, dignity  
 + Sister Marie Benedict – Support  
 - Richard Hack – Bad precedent  
 = Ms. Sparks – Fire code violation  
 + David Murray – Support  
 + Lindsay Mulcaheny – Support

- + Felecia Smith – Support
- + David Elliott Lewis – Site neglect, overall benefit
- + Corey Smith – Support
- + Vintan Frost – Support
- = Mike Buhler – Preserve existing structure, facadism
- = Jim Worshell – Retain the historic asset
- + John Mitchell – Support
- + Brian Shehe – Support
- + John Lassy – Support
- + Speaker – Working hard to improve the area
- Amos Gregory – Community based art projects
- Michael Nulty – Blighted site
- + David Cincotta – Feasibility reports

ACTION: After a motion to Certify failed +3 -3 (Moore, Richards, Melgar against);  
Continued to September 13, 2018

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

ABSENT: Fong

- 15a. [2013.1535ENV](#) (M. BOUDREAUX: (415) 575-9140)  
450-474 O'FARRELL STREET/532 JONES STREET – on a block bounded by bounded by Geary Street to the north, O'Farrell Street to the south, Taylor Street to the east, and Jones Street to the west (Assessor's block/lot 0317/007, 0317/009, and 0317/011) (District 6) – The proposal requests Planning Commission consideration of adoption of **CEQA Findings** under the California Environmental Quality Act for a Project that would demolish the existing structures, merge the three lots, and construct a 13-story, 130-foot-tall, 226,514-sf mixed-use building. The church façade at 450 O'Farrell Street would be retained as part of the proposed project. The proposed development would include up to 182,668 sf of residential space (with 176 dwelling units), 3,827 sf of restaurant and retail space, and 9,555 sf of religious institution space. Up to 46 parking spaces would be provided within a 22,105-sf, one-level subterranean parking garage with access off of Shannon Street. The project site is located in a Residential-Commercial, High Density (RC-4) District, North of Market Residential Special Use District No. 1, 80-T-130-T Height and Bulk District, and the Uptown Tenderloin National Register Historic 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: Adopt CEQA Findings*

SPEAKERS: Same as item 14.

ACTION: Continued to September 13, 2018

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

ABSENT: Fong

- 15b. [2013.1535CUA](#) (M. BOUDREAUX: (415) 575-9140)  
450-474 O'FARRELL STREET/532 JONES STREET – on the block is bounded by Geary Street to the north, O'Farrell Street to the south, Taylor Street to the east, and Jones Street to the west (Assessor's block/lot 0317/007, 0317/009, and 0317/011) (District 6) - Request for **Conditional Use Authorization** pursuant to Planning Code Section 303 for: i) Planned Unit Development pursuant to Section 304, with modifications for rear yard (Section 134), dwelling unit exposure (Section 140); off-street loading (Section 152) and permitted

obstructions (Section 136); and additional findings for ii) for demolition of five existing dwelling units (Section 317); iii) exceeding height of 50 feet with street frontage greater than 50 feet (Section 253); iv) height greater than 80 feet in North of Market Residential Special Use District No. 1 (Section 249.5/263.7); v) bulk exceedance (Section 270/271); vi) establishment of new religious institution use (Section 303). The project site is currently developed with the three-story (50-foot-tall), 26,904-square-foot Fifth Church of Christ, Scientist building, including a 1,400-square-foot parking lot with four parking spaces, at 450 O'Farrell Street; a one-story (30-foot-tall), 4,415-square-foot vacant retail building at 474 O'Farrell Street; and a one-story (30-foot-tall), 1,012-square-foot restaurant and residential building with basement at 532 Jones Street. The proposed project would demolish the existing structures, merge the three lots, and construct a 13-story, 130-foot-tall, 226,514-sf mixed-use building. The church façade at 450 O'Farrell Street would be retained as part of the proposed project. The proposed development would include up to 182,668 sf of residential space (with 176 dwelling units), 3,827 sf of restaurant and retail space, and 9,555 sf of religious institution space. Up to 46 parking spaces would be provided within a 22,105-sf, one-level subterranean parking garage with access off of Shannon Street. The project site is located in a Residential-Commercial, High Density (RC-4) District, the North of Market Residential Special Use District No. 1, 80-T-130-T Height and Bulk District, and the Uptown Tenderloin National Register Historic District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as item 14.  
ACTION: Continued to September 13, 2018  
AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards  
ABSENT: Fong

ADJOURNMENT 7:07 PM  
ADOPTED JULY 12, 2018