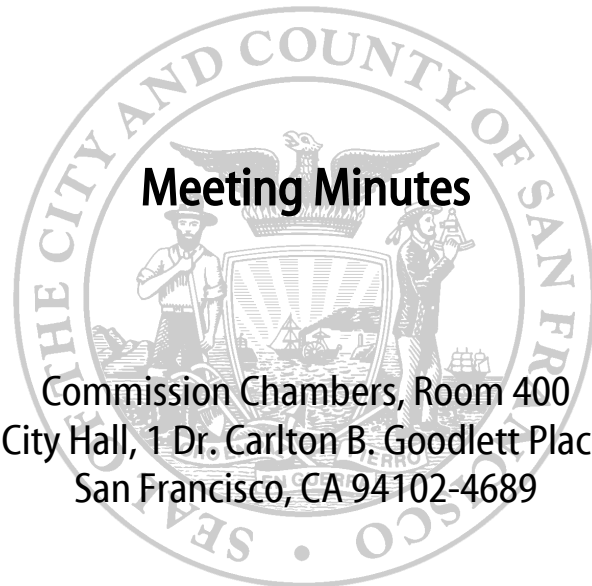


# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, July 12, 2018**

**1:00 p.m.**

## Regular Meeting

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

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

STAFF IN ATTENDANCE: Aaron Starr, Audrey Butkus, Diego Sanchez, Robin Abad, Joshua Switzky, Pedro Peterson, James Pappas, Joy Navarrete, Elizabeth Jonckheer, Matt Dito, Andrew Perry, Michael Christensen, Kathy Campbell, Jeff Horn, Jeff Joslin – Director of Current Planning, 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. 2018-006289MAPPCA (D. SANCHEZ: (415) 575-9082)  
2101 LOMBARD STREET SPECIAL USE DISTRICT – **Planning Code** and **Zoning Map Amendments** to establish the 2101 Lombard Special Use District; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning

Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

**(Proposed Continuance to July 19, 2018)**

SPEAKERS: - Patricia Vaughey – Longer continuance  
 ACTION: Continued to July 19, 2018  
 AYES: Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong, Richards

2. 2017-002545DRP (C. MAY: (415) 575-9087)  
2417 GREEN STREET – south side of Green Street, between Pierce and Scott Streets; Lot 028 in Assessor’s Block 0560 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2017.04.28.5244 proposing to construct 1- and 3-story horizontal rear additions, construct 3rd and 4th floor vertical additions, and lower all floor plates in the existing single-family dwelling by approximately 2 feet. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet, and would include a one-bedroom accessory dwelling unit measuring approximately 1,023 square feet on the first floor. The project also proposes the partial excavation of the rear yard for a sunken terrace, façade alterations, and interior modifications including the expansion of the existing basement level garage to accommodate another vehicle within a RH-1 (Residential, House, One-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: Do Not Take Discretionary Review and Approve*  
**(Proposed Continuance to October 4, 2018)**

SPEAKERS: None  
 ACTION: Continued to October 4, 2018  
 AYES: Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong, Richards

3. 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\(h\)](#).  
*Preliminary Recommendation: Pending*  
 (Continued from Regular hearing on May 17, 2018)  
**(Proposed Indefinite Continuance)**

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

20. [2009.0880DRP](#) (E. JARDINES: (415) 575-9144)  
 2100 MISSION STREET – located on the southwest corner of Mission and 17th Streets; Lot 001 in Assessor’s Block 3576 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2014.0623.9172, to demolish the existing one-story commercial building (DBA One \$ Store) and construct a new 65-foot tall six-story, 28,073-square foot mixed-use building with 27 dwelling units and approximately 3,000 square feet of ground floor commercial use. The Project is located within a Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 65-B Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
 Staff Analysis: Full Discretionary Review  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*  
 (Continued from Regular hearing on June 14, 2018)  
**(Proposed Continuance to July 26, 2018)**

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

## B. COMMISSION MATTERS

4. Consideration of Adoption:
- [Draft Minutes for June 21, 2018](#)
  - [Draft Minutes for June 28, 2018](#)

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

5. Commission Comments/Questions

### **Commissioner Koppel:**

Do you mean Commissioner Richards? No, I’m just kidding sorry. No, I did press. I wanted to – you can't show up late and just not get to hear about it. On another note, I wanted to formally congratulate our new Mayor London Breed. I had the fortune of attending the inauguration yesterday and it was not only a beautiful day outside, but the fact that we have our first African-American female Mayor, as well as the Chinese Dragon dancers and the Gay Men’s Choir was just quite an impressive day to be a San Franciscan. So I wanted to formally congratulate our new mayor.

### **Commissioner Richards:**

A few things – we did have a week off so I could get to have an extra thirty seconds, Commissioner Koppel. There was an article in the Chronicle that Supervisor Ronen is actually proposing harassment-based rent increases on single-family homes, absent a repeal of Costa Hawkins. We've all heard about people who are in single family homes that pay \$3,000 a month and all of a sudden their rent goes to 10,000 and it’s perfectly legal. I think it’s a great idea that we actually start looking at single-family homes because

regardless of what people say, the estimates are out in the Richmond and Sunset, up 25% to 33% of the people in those homes are renters, and they have no rent-control protection. So I applaud Supervisor Ronen and hope that passes. There was an editorial in the New York Times this Saturday, "Down and Out in San Francisco on \$117,000 a Year." I'm sure - a lot of people are nodding their heads that they read it. It's a really interesting article. It talks about the entire West Coast becoming a string of gilded megalopolises, and they're saying the new urbanism has failed us, and that we need to do something new. They talked about San Francisco, Vancouver and Seattle. And in here in San Francisco, what they -- his name is Timothy Egan. He actually mentioned that there has to be a social compact when we want to have more people live in San Francisco. And he, this is his opinion, he says "Can people accept more crowded neighborhoods, in a city that is already the second most densely populated among big cities in the nation, if they feel that elected leaders don't have a decent plan." I think that's really telling. I think a good plan -- and he talks about Mayor Breed now and what her position is on housing, and I think it's -- it really questions how we're going to achieve these kind of additions of residence, and what it's going to look like. He talks about Seattle as well, where Seattle actually has built more units of housing in the last 5 years than they did in the prior 50, yet prices are still increasing and I wrote a question there, why? Maybe they didn't build enough. I don't understand but I know there's a task force that the Mayor is putting together on housing, and how to actually solve the housing crisis at all income levels. I think this is a really good article that starts at discussion on what new urbanism actually look like. I have no idea and maybe the Committee can come up with that. Lastly, when we have developments, we have people that get up and say, we have a finite city, we have only so many natural resources and so much land, etc., etc., and some people bring up water as an example. We can all sit up here and we kind of go, yes that kind of makes sense, water, especially we are in this severe drought, is an issue. And I was really surprised on Saturday, again, to pick up the Chronicle and see that there is going to be limits placed on water coming to San Francisco from the Tuolumne River and there is going to be other places as well in the Bay Area, and talks about San Francisco PUC actually reviewing what the water delivery is going to look like and how is it going to impact San Francisco. For the first time, it jars me that we're looking here at a natural resource that is being cut, and we have it have a plan if we want to increase the population on how to serve everybody with the water. It's the first time that I've ever actually seen something like that in print. It's a good article to start a discussion and I look forward to that.

**President Hillis:**

Anyone else? I just too, wanted to offer my congratulations to the Mayor. It was a great ceremony. And I think, of note, one of her first policy initiatives she talked about was housing. I took it as a challenge, to us, that she wanted to see. Although we think we do a lot on the housing front every week, but she wants more and more housing, more Affordable Housing. And also with the concerns we have about protecting those that are here. So things we've done of late, ADU Reform, Home-SF, Process Reform, I think they're good. I think we need to continue to re-evaluate them and make sure they're working, like we did with Home-SF. But I took it as a challenge in kind of a reflection of what we do here, it's just not enough. It's not happening as fast as we would like it to be. Affordable Housing, Market Rate Housing, ADUs and Home-SF projects -- so it should be an interesting next couple of years.

**Commissioner Moore:**

I want to join my fellow Commissioners in congratulating Mayor Breed. I think it was symbolic that the day started very drizzly and gray, and just right around the time of the ceremony started, the sky -- the sun was coming out. It was lovely. No matter where you stood or sat. I stood way way with the common folks, and it was a festive, wonderful thing, including walking to City Hall afterwards, where I have never seen that there was a row of people all around the perimeter of the floors. So it was like four blocks long, it was fantastic.

## C. DEPARTMENT MATTERS

### 6. Director's Announcements

**Jeff Joslin, Director of City Planning:**

No formal director's report today, however, I did want to draw to your attention an item in your packet, that you have received an updated preliminary policy analysis for SB 828 and AB 1771.

**Jonas P. Ionin, Commission Secretary:**

In your correspondence folders.

**Director Jeff Joslin:**

Yes.

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

**Aaron Starr:**

**LAND USE COMMITTEE**

- 180643 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.

First on the agenda, the Land Use Committee considered a duplicated version of the Process Improvements Ordinance, which was created by Supervisor Kim when the original ordinance was heard in Committee on June 11. The duplicated ordinance was to address a specific issue related to some existing signage on an historic structure. Planning staff has subsequently worked with the property and Supervisor's office to identify an alternate means of addressing the issue, which would not require legislation. Therefore the Committee voted to continue the duplicated file to the call of the chair.

- 180268 Planning, Building Codes - Accessory Dwelling Units.

Sponsor: Tang Staff: Haddadan.

Next on the Land Use agenda was Supervisor Tang's Ordinance that would provide additional flexibility to the Accessory Dwelling Unit program. This Commission heard this item on June 21, and approved the Ordinance with staff's modifications. The

Commission also supported Supervisor Tang intention to remove the provision in the ordinance that would allow ADUs in new construction.

The Commission's recommended modifications were:

1. Allow expansion of ADUs within the buildable envelope.
2. Clarify code provisions with regard to expansion under cantilevered rooms and decks in required rear yard;
3. Allow one story expansion of existing standalone garage structures limited to its existing footprint on corner lots;
4. Clarify that the provision to allow dormers on existing standalone structures would be allowed even if those structures are in the required rear yard.
5. Allow ADUs to pay into an in-lieu fee for street tree requirements, and apply the same provision to unauthorized units undergoing legalization;
6. Consider size thresholds for ADUs so that the units remain accessory; and
7. Address the existing eviction loophole in the legalization program through amendments to the Admin and Planning Codes.

Supervisor Tang accepted recommendations one through five.

During public comment the provision to allow ADUs in new construction was equally supported and opposed. Supervisor Safai suggested allowing ADUs in new construction on vacant lots only. This idea was not added to the ordinance as an amendment though.

In addition, there were concerns during public comment about removing notification from expanding ADUs under cantilevered rooms in the required rear yard. Supervisor Tang proposed an amendment to require a mandatory pre-application notice meeting for such cases. This amendment will be made at the Board next week.

In the end, the committee voted to move the legislation to the Board with a positive recommendation.

- 180456 Planning Code - HOME-SF and 100% Affordable Housing Bonus Program.  
Sponsors: Tang; Safai Staff: Ikezoe.

Next the Committee considered HOME-SF 2.0, which would create a tiered system for HOME-SF that would last until December 31, 2019.

This Commission considered this item at the June 28th hearing, and voted 6-0 (Koppel absent) to recommend approval to the Board of Supervisors with the following modifications:

1. Allow HOME-SF projects to receive all listed zoning modifications.
2. Amend affordability levels in proposed Tier 1: i. For projects of 24 units or fewer, require 20% on-site affordable HOME-SF units at the proposed affordability levels  
ii. For projects of 25 units or more, require 23% on-site affordable HOME-SF units at the following affordability levels:  
10% at 55% AMI (rental) or 80% AMI (owner)  
8% at 80% AMI (rental) or 105% AMI (owner)  
5% at 110% AMI (rental) or 130% AMI (owner)

3. Amend language to set all affordability levels as maximums.
4. Amend language to require HOME-SF projects receive a Commission Hearing within 180 days of completion of environmental review.
5. Amend language to include a “use it or lose it” provision, requiring HOME-SF project sponsors to file a Building Permit Application within 2 years of entitlement.

At the Land Use hearing, Supervisor Tang proposed amending the legislation to incorporate Recommendations 1, 2, and 4 from the Planning Commission.

Supervisor Tang commented that she would not be taking the recommendation to set all affordability levels as maximums, because she wanted to ensure HOME-SF projects provided middle income units as originally intended. She also did not take the “use it or lose it” recommendation, as she did not want HOME-SF projects to have less flexible entitlements that don’t last as long as typical entitlements. Sup. Tang announced they would also be making amendments to clarify that HOME-SF projects would never be allowed to provide a lower percentage of affordable units than the Inclusionary ordinance requires, and to explicitly ask the upcoming TAC to reconsider the HOME-SF requirements when they meet next.

During Public Comment, several Mission advocates expressed concern about the project, wanting to make sure that all projects in the Mission keep a high proportion of deeply affordable low-income affordable units. They also had concerns about changing the appeal body from the BOS to the Board of Appeals. Generally commenters were supportive of making HOME-SF more attractive vs. the State Density Bonus Law.

Sup. Kim asked questions about why HOME-SF does not differentiate between condos and rentals in terms of affordability requirement, like the inclusionary program does now. Supervisor Safai had questions about tiering the bedroom mix requirements. Both of these issues will be considered when the amendments sunset in two years, and the TAC has had a chance to evaluate the inclusionary rates.

Safai made a motion to send the legislation as amended to the full Board with a positive recommendation – it was taken unanimously without objection.

- 171013 Planning Code, Zoning Map - Amend Zoning Map Pursuant to Settlement.  
Sponsor: Sheehy Staff: Butkus.

Next on the agenda was the zoning map amendment for Burnett Avenue. The Ordinance would amend the Zoning Map to rezone one parcel at Burnett Avenue and Burnett Avenue North, from Public (P) to Residential, Mixed Districts, Low Density (RM-1); and rezone a portion of Burnett Avenue North to RM-1.

On January 18th, 2018, this Commission voted unanimously to approve the Ordinance.

At the Land Use Committee, the president of the HOA that was connected to the lawsuit spoke during public comment to state that the HOA fully supported the settlement and related legislation. The Land Use Committee voted unanimously to send the item to the Full Board with recommendation.

- 180490 General Plan Amendments - Central South of Market Area Plan. Sponsor: Staff: L. Chen.
- 180185 Planning Code, Zoning Map - Central South of Market Special Use District  
Sponsors: Mayor; Kim Staff: L. Chen.
- 180453 Business and Tax Regulations, Planning Codes - Central South of Market Housing Sustainability District  
Sponsors: Mayor; Kim Staff: Ikezoe.

Finally, the Central SoMa packet of legislation was continued to the July 16 Land Use Committee hearing. The continuance was needed to draft and format required amendments to the ordinances.

#### **FULL BOARD:**

- 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

At the Full Board this week, the Board considered the Mayor's process improvement ordinance. As you may recall this ordinance passed its first read last week; however, at the Board meeting, Supervisor Peskin introduced additional amendments to the neighborhood notification section in order to fully restore the provisions of sections 311 and 312 as relates to notification for building permit applications. The Supervisor also moved to include several technical clean-up amendments to the notification section recommended by the Planning Department. The Board then passed the ordinance as amended unanimously. The amended ordinance is now scheduled for a second reading at next week's Board hearing.

- 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 Second Read
- 180475 General Plan Amendments - Candlestick Point and Hunters Point Shipyard Phase 2 Project.  
Sponsor: Planning Commission. Staff: Snyder. PASSED Second Read
- 180476 Planning Code, Zoning Map - Candlestick Point Activity Node Zoning Map Amendments.  
Sponsor: Planning Commission. Staff: Snyder. PASSED Second Read

#### **INTRODUCTIONS:**

None

#### **Commissioner Richards:**

Mr. Starr, if you could in future reports, kind of lump -- these are the suggestions that you made that they accepted, these are the suggestions you made that they didn't accept, like



a Land Use, would be hard, because I'm trying to follow 1, 2, and 4, and what the numbers were. That would be helpful for us and I think for the viewing public.

**Aaron Starr:**

I'd be happy to do that but I do send it to you ahead of time so you can follow along as well.

**Commissioner Richards:**

I know. I think seeing the public raising their hand going "yeah", that would be a good idea too.

**D. GENERAL PUBLIC COMMENT**

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

SPEAKERS:      Todd David – Water  
                      James Steele – Socially progressive values  
                      Georgia Schuttish – Letter to the editor  
                      Steven Buss – What we don't have  
                      Corey Smith – Carbon footprint  
                      Laura Clark – Housing shortage  
                      Speaker – Ord St. property  
                      Jeremy Paul – Retail Cannabis

**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.

8.      [2018-006177PCAMAP](#) (A. BUTKUS: (415) 575-9129)  
ABOLISH LEGISLATED SETBACK ON 19<sup>TH</sup> AVE – **Planning Code and Zoning Map Amendments** abolishing a nine-foot legislated setback on the west side of 19th Avenue between Quintara Street and Rivera Street; and rezoning from RH-1 (Residential, House; One- Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No. 031 (1021 Quintara Street), from RH-2 (Residential, House; Two-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.  
*Preliminary Recommendation: Approve with Modification*

SPEAKERS: = Menaka Mohan – Frustrated that it needs to be continued  
 + Eileen Boken – Agree with the continuance  
 - Laura Clark – Opposed to the continuance  
 ACTION: Without Hearing; Continued to July 26, 2018  
 AYES: Hillis, Johnson, Koppel, Moore, Richards  
 ABSENT: Fong, Melgar

9. [2018-006287PCA](#) (A. BUTKUS: (415) 575-9129)  
**AFFORDABLE HOUSING PROJECTS ON UNDEVELOPED LOTS IN SALI DISTRICTS – Planning Code Amendment** to permit Affordable Housing on undeveloped lots in Service/Arts/Light Industrial (SALI) Zoning Districts; affirming the Planning Department’s determination, under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section, 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.  
*Preliminary Recommendation: Approve with Modification*

SPEAKERS: + Bobbi Lopez, Aide to Sup. Kim – Housing for middle class is a priority  
 = Audrey Butkus – Staff report  
 + Peter Cohen – Support  
 + Sophie Hayward – Support, site acquisition  
 + Laura Clark – Should apply outside SALI Districts  
 + Corey Smith – Safe modular housing  
 ACTION: Approved with Staff Modifications  
 AYES: Hillis, Koppel, Melgar, Moore, Richards  
 RECUSED: Johnson  
 ABSENT: Fong  
 RESOLUTION: [20229](#)

10. [2018-007346PCA](#) (D. SANCHEZ: (415) 575-9082)  
**PERMIT REVIEW PROCEDURES FOR NCDS IN D4 AND D11 – Planning Code Amendment** to create a two-year pilot program removing public notice and Planning Commission review for certain uses in Neighborhood Commercial Districts in Supervisorial Districts 4 and 11; modifying zoning controls for certain uses in Supervisorial Districts 4 and 11; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.  
*Preliminary Recommendation: Approve with Modification*

SPEAKERS: = Diego Sanchez – Staff report  
 + Sup. Tang – Small business assistance  
 + Sup. Safai – Storefront vacancies  
 + Speaker – Proposed amendment, one-year review, sunset or extension  
 + Speaker – Arts uses  
 + Hans Yens – Neighborhood retail  
 + Steven Buss – Support  
 + Menaka Mohan – Response to questions  
 ACTION: Approved with Staff Modifications as amended to include:

1. Named NC Districts to support Arts Activities; and
2. A reporting requirement.

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

ABSENT: Fong

RESOLUTION: [20230](#)

11. (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*

(Continued from Regular hearing on June 28, 2018)

SPEAKERS: = Robin Abad – Staff report

ACTION: Adopted

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

ABSENT: Fong

RESOLUTION: 20231

12. [2017-007933CWP](#) (P. PETERSON: (415) 575-9163; J. PAPPAS: (415) 575-9053)

[HOUSING NEEDS AND TRENDS REPORT AND HOUSING AFFORDABILITY STRATEGY](#) – This **Informational Presentation** will highlight key data from the Housing Needs and Trends Report (HNTR) and launch the Housing Affordability Strategy (HAS). These two related projects are meant to support housing policy and planning by the Planning Department. The HNTR complements and expands upon the traditional housing reports prepared by Planning. Specifically, this new report adds information on San Francisco’s housing stock in relation to the people who live and work in the city and how these have changed in recent decades. The HNTR is the first phase of the Housing Affordability Strategy (HAS). This hearing will introduce the Commission and the public to the HAS, one of the priority projects for the Citywide Planning Division. The HAS will provide a framework to analyze and consider how the City may best improve housing affordability in San Francisco. The HAS will be developed over the next year in collaboration with other city agencies, community stakeholders, technical experts, policymakers, and consultants and will begin public outreach and engagement efforts this fall.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Joshua Switzky – Staff presentation

= Pedro Peterson – Staff presentation

= James Pappas – Staff presentation

+ Sonja Trauss – Affordable housing ideas

+ Corey Smith – Racial diversity

+ Peter Cohen – Data, jobs-housing fit analysis

= Steven Buss – Production of new housing

+ Laura Clark – Housing opportunities

- = Rose Hillson – Low density arena
- = Georgia Schuttish – Speculation
- = Eileen Boken – Concerns
- + Sophie Hayward – Great start, code amendments

ACTION: None - Informational

13. [2015-011274ENV](#) (J. NAVARRETE: (415) 575-9040)  
150 EUREKA STREET – on the block bounded by 18th Street to the north, Eureka Street to the east, 19th Street to the south, and Douglass Street to the west (Assessor’s Block 2692, Lot 007) - **Certification of the DEIR** - The project site is currently developed with a two-story approximately 29-foot-tall wood-frame building, which most recently housed the Metropolitan Community Church of San Francisco. The proposed project would demolish the existing church building and construct two four-story buildings each with a total of two residential units, for a total of four residential units on the site. The two buildings would total approximately 14,441 gross square feet in size and would not exceed 40 feet in height. Each building would include a two-car garage and two class 1 bicycle parking spaces, for a total of four vehicle parking spaces and four class I bicycle parking spaces. The project site is located in a Residential House-Two-Family (RH-2) District and 40-X Height and Bulk District.
- NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on January 23, 2018. 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*

- SPEAKERS: = Joy Navarrette – Staff report  
 = Laura Clark – Up-zone this project  
 = Elizabeth Jonckheer – Response to questions  
 + Andrew Junius – Re-zoning  
 + Gary Gee – Future ADU

ACTION: After hearing and closing public comment; Continued to July 26, 2018

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

ABSENT: Fong

14. [2018-001746CUA](#) (M. DITO: (415) 575-9164)  
3533A CALIFORNIA STREET– south side between Spruce and Laurel Streets, Lot 004 in Assessor’s Block 1035 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303.1 and 713 to expand an existing Formula Retail use (d.b.a. First Republic Bank) into an adjacent, 1,000 square foot vacant retail space in the Laurel Village Shopping Center, within the Neighborhood Commercial Shopping Center District and a 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

- SPEAKERS: = Matt Dito – Staff report  
 + Steven Chong – Project presentation

ACTION: Approved with Conditions

AYES: Hillis, Johnson, Koppel, Moore, Richards

ABSENT: Fong, Melgar

MOTION: [20232](#)

15. [2017-008783CUA](#) (A. PERRY: (415) 575-9017)  
**1 FRONT STREET** – northwest corner of Front and Market Streets; Lot 009 in Assessor's Block 0266 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 210.2, and 145.4(e), proposing to establish a Non-Retail Sales and Service use with approximately 5,810 square feet of space located at the ground floor of the existing building for use as an employee café, accessory to the office use for First Republic Bank employees and their guests only. The application also seeks to abate Planning Enforcement Case No. 2017-001613ENF and legalize the use. The subject property is located within a C-3-O (Downtown - Office) and 275-E 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 1, 2018)

SPEAKERS: = Andrew Perry – Staff report  
 + Dan Gershwin – Project presentation  
 = Sue Hestor – Safety downtown  
 + Steven Buss - Support  
 ACTION: Disapproved with Findings articulated by Commission Moore  
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 ABSENT: Fong  
 MOTION: [20233](#)

16. [2018-003300CUA](#) (M. CHRISTENSEN: (415) 575-8742)  
**600 SOUTH VAN NESS AVENUE** – southwest corner of 17th Street and South Van Ness Avenue; Lot 070 in Assessor's Block 3575 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 843.45 and the Mission Interim Zoning Controls (adopted by Planning Commission Resolution No. 19548, extended by Planning Commission Resolution No. 19865) and Board of Supervisors File No. 171290, to establish a restaurant (dba "BiteUnite") in a 1,470 square foot vacant ground floor retail space in a newly constructed five-story building, within the UMU (Urban Mixed Use) Zoning District, Mission Alcoholic Beverage Special Use Subdistrict, 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: = Michael Christensen – Staff report  
 + Sheryl Brady – Project presentation  
 + Pad Tha – Project presentation  
 = Larisa Pedroncelli – Concerns of integration into the neighborhood  
 = Speaker – Gentrification, concerns  
 = Francisco Herrera – Effort not directed toward existing low income residents  
 - Speaker – Opposed to current plan  
 - Fr. John Jimenez – Valencia spreading to the Mission, gentrification  
 = Peter Papadapolous – Other, more appropriate uses  
 = Kevin Ortiz – Concerns

= Steven Buss – Up zone Noe Valley for more commercial uses  
 + Joe Garvey – Hyper gentrification  
 = Laura Clark – Language lines, “outsiders”  
 ACTION: After hearing and closing public comment; Continued to July 26, 2018  
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 ABSENT: Fong

17. [2017-011414CUA](#) (C. CAMPBELL: (415) 575-8732)  
232 CLIPPER STREET – north side between Sanchez and Noe Streets; Lot 009 of Assessor’s Block 6548 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, for a project proposing to demolish an existing one-story single-family residence and construct a new four-story structure with two dwelling units. The project includes excavation associated landscaping. The subject property 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 Conditions*  
 (Continued from Regular hearing on June 21, 2018)

SPEAKERS: = Katy Campbell – Staff report  
 + Lucas Eastwood – Project presentation  
 + Brett Gladstone – Project presentation  
 - Johanna Roberts – Opposition, shadow  
 - Speaker – Four story proposal  
 - Speaker – Height and bulk  
 - Paul Lamoratte – Unnecessarily expensive units  
 - Julie Traun – Privacy  
 - Speaker – Privacy  
 + Ben Shapiro – Support  
 - Janice Levy – Support for three-story version  
 - Helen Barandinos – Opposition  
 - Speaker – Opposition  
 - Ozzie Rohm – Opposition  
 + Laura Clark – Noe Valley  
 - Georgia Schuttish – Excavation  
 ACTION: Approved Option B with Conditions  
 AYES: Johnson, Koppel, Melgar, Moore, Richards  
 NAYES: Hillis  
 ABSENT: Fong  
 MOTION: [20234](#)

18. [2014.1459CUA](#) (J. HORN: (415) 575-6925)  
214 STATES STREET – north side of States Street between Levant and Castro Streets; Lot 038 in Assessor’s Block 2622 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the tantamount to demolition of an existing 1,635 square foot, two-story single family home and the addition of a ground floor garage and front entrance, a horizontal rear addition, three new roof dormers and the enclosing of two front decks to create bay windows. The project site is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This





Richards against); the Commission adopted a Motion of Intent to Disapprove and Continued the matter to March 22, 2018 +4 -3 (Moore, Richards, Hillis against).

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.

On June 28, 2018, without hearing, continued to July 12, 2018 by a vote of +6-0 (Melgar absent).

SPEAKERS: = Michael Christensen – Staff report  
 + Lucas Eastwood – Project presentation  
 + Brett Gladstone – Project presentation  
 + Speaker – Support more housing  
 - Speaker – Opposition  
 - Speaker – Opposition  
 - Speaker – Opposition  
 - Speaker – Opposition  
 - Speaker – Opposition  
 - Speaker – Opposition  
 + Speaker – Support  
 + Speaker – Support  
 = Larisa Pedroncelli – Concerns  
 - Kelly Hill – Neighborhood character  
 - Laura Clark  
 + Ben Shapiro - Support  
 + Corey Smith - Support  
 Peter Papadapolous  
 Kevin Ortiz

ACTION: Approved with Conditions, plans on file and dated April 13, 2018, as amended to include a Finding acknowledging the private agreement.

AYES: Hillis, Koppel, Melgar, Moore, Richards

ABSENT: Fong, Johnson

MOTION: [20236](#)

## 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.

21. [2016-008165DRP](#) (E. JONCKHEER: (415) 575-8728)  
521 LOS PALMOS DRIVE – south side of Los Palmos Drive near the Lulu Alley stairway, between Burlwood Drive and Bella Vista Way; Lot 068 in Assessor's Block 3054 (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2016.05.27.8675,



proposing a third floor vertical addition, and the remodel and replacement of the existing second floor rear sunroom, within a RH-1 (Residential, House, One-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: Do Not Take Discretionary Review and Approve*

SPEAKERS: = Elizabeth Jonckheer – Staff report  
 + Speaker – Project presentation  
 + Frank Chan – Project presentation  
 ACTION: No DR, Approved as Proposed  
 AYES: Koppel, Melgar, Moore, Richards  
 ABSENT: Fong, Hillis, Johnson  
 DRA: [0597](#)

22. [2017-015646DRP](#) (D. WEISSGLASS: (415) 575-9177)  
[663 21<sup>ST</sup> AVENUE](#) – west side of 21st Avenue near the Lulu Alley stairway, between Balboa and Cabrillo Streets; Lot 013 in Assessor’s Block 1623 (District 1) - Request for **Discretionary Review** of Building Permit Application No. 2017.1122.4682, proposing a two-story horizontal addition at the rear 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: Do Not Take Discretionary Review and Approve*

SPEAKERS: = Elizabeth Jonckheer – Staff report  
 - DR Requestor – DR presentation  
 = Speaker – Tree safety  
 + Sponsor – Project presentation  
 ACTION: No DR, Approved as Proposed, adding a finding acknowledging the tree issue.  
 AYES: Hillis, Melgar, Moore, Richards  
 ABSENT: Fong, Koppel, Johnson  
 DRA: [0598](#)

ADJOURNMENT 9:01 PM  
 ADOPTED AUGUST 23, 2018