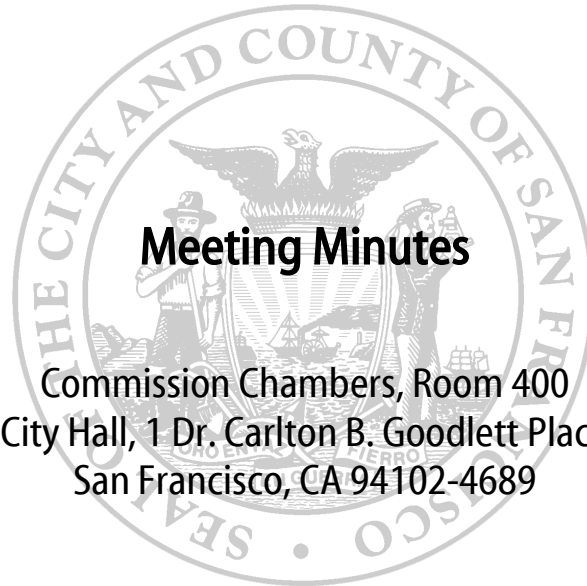


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, July 19, 2018

1:00 p.m.

Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MELGAR AT 1:03 PM

STAFF IN ATTENDANCE: Aaron Starr, Deborah Landis, Maggie Wenger, Julie Moore, Matt Dito, Michael Christensen, Elizabeth Jonckheer, Jeff Horn, Ali Kirby, John Rahaim – Planning Director, Rich Sucre – Acting 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. 2018-006200CUA (M. CHANDLER: (415) 575-9048)
100 CHURCH STREET – corner of Church Street and Duboce Avenue, Lot 001 in Assessor's Block 3537 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 764 to establish an approximately 2,582 square foot Animal Hospital use (d.b.a Castro Animal Hospital) within the NCT- Upper Market Neighborhood

Commercial Transit district and a 40-X Height and Bulk district. The newly established use will occupy a small portion of a ground floor tenant space most recently occupied by a Retail Sales and Service use (d.b.a Out of the Closet), with an access corridor from Church Street. This project was reviewed under the Community Business Priority Processing Program (CB3P). 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

(Proposed Continuance to July 26, 2018)

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

2. [2013.0847DRP](#) (A. KIRBY: (415) 575-9133)
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
NOTE: On May 24, 2018, after hearing and closing public comment, continued to July 19, 2018 by a vote of +6 -0 (Richards absent).
(Proposed Continuance to July 26, 2018)

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

- 7a. [2018-006289MAP](#) (D. SANCHEZ: (415) 575-9082)
2101 LOMBARD STREET SPECIAL USE DISTRICT – **Zoning Map Amendment** 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.
Preliminary Recommendation: Approve with Modifications
 (Continued from Regular Hearing on July 12, 2018)

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

- 7b. [2018-006289PCA](#) (D. SANCHEZ: (415) 575-9082)

2101 LOMBARD STREET SPECIAL USE DISTRICT – **Planning Code Amendment** 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.

Preliminary Recommendation: Approve with Modifications

(Continued from Regular Hearing on July 12, 2018)

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

16. [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 July 12, 2018)

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

B. COMMISSION MATTERS

3. Commission Comments/Questions

Commissioner Richards:

Two things, first, I don’t know if any of you recall there are two on Roosevelt Way. It was a Section 3.17 demo – tantamount to demolition in my neighborhood, and we as a Commission had asked -- we approved the tantamount to demolition, provided that they add an additional unit on site. So I got a card in the mail that it's actually being sold now so, pat on our back to the Commission for getting the additional unit in my neighborhood. I didn't want to tell you what the price is because I probably can't afford it. Interestingly, on the way here, I grabbed a copy of the SF Weekly. Peter Lawrence Kane wrote an article that I have yet to finish because I was too depressed to finish reading it called "Busted: The Horrors of the Recession to Come" and actually, this morning I thought, it’s been a while since our economist, Ted Egan, has come and given us a briefing on where he thinks that the City is going and I'd love to ask the President and the VP to consider having Mr. Egan

come again and let us know about the state of the economy in San Francisco. Anyways, an interesting article if you want to read it.

Commissioner Moore:

I had the opportunity to meet with the representative of the German government the other day, and this was on behalf of Planning. A person asking about our experiences with Ellis Act evictions, affordable units, etc., and one of the questions that came up in the discussion was the issue of units staying vacant. And I reported to him that, unfortunately, we have a large number of units that are vacant but, however, we have not yet been able to formulate laws on which we can really establish a position of what we should do with this large resource of vacant units. What he actually described to me as an interesting example for what's happening in Germany, where there's a similar situation with evictions and affordable housing, etc., is when it comes to vacant units, they have a position that a unit that stays vacant longer than three months, is basically a change in use designation. And after three months, as it has changed use from occupied to empty, it is basically fined to the extent that it is a serious detriment to warn and to pursue that path. I just pass that on. This particular gentleman promised me to send me the legislation when he returns back to Germany which will be in a month or so, and I would be very interested to share that information with whoever is interested.

Commissioner Richards:

Just one more thing, to Commissioner Moore's point, I think that's something that the Housing Affordability Strategy could consider in their tool box to actually be able deal with vacant units. One other thing that I forgot to mention, I had the pleasure - and I say that very, very emphatically, of sitting down with Adhi Nagraj, who is the new SPUR San Francisco person. He took over for former Commissioner Christine Johnson. Refreshing discussion around San Francisco, where it's going, his views around displacement and densification on Urban Design and any other Commissioners, I would encourage you to sit down with him. He reached out to me; I thought that was a great gesture. I had a fantastic conversation with him, so I look forward to working with him on things to come.

C. DEPARTMENT MATTERS

4. Director's Announcements

None

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

Aaron Starr:

LAND USE COMMITTEE:

- **180482 Planning Code - Permit Review Procedures and Zoning Controls – Neighborhood Commercial Districts in Supervisorial Districts 4 and 11.**
Sponsors: Tang; Safai. Staff: D. Sanchez. Item 3

On the Land Use agenda this week, the Committee considered Supervisors Tang and Safai's ordinance to exempt certain retail uses from neighborhood notification in Supervisorial Districts 4 and 11.

Commissioners, you heard this item on July 12 and voted unanimously to support the Ordinance with modifications. Those modifications include:

- Allowing Arts Activities uses in the named Neighborhood Commercial Districts within District 4;
- Principally permit some Institutional Uses within the Excelsior Outer Mission Street;
- Include a reporting requirement to track the impacts of this ordinance; and
- Reconcile this Ordinance (BF 180482) with the Streamlining Ordinance (BF 180423).

At the hearing, there was no public comment. Supervisor's Tang and Safai spoke of the need to attract new retail activity to their districts and how this ordinance would accomplish that. The Committee accepted all of the Commission modifications except the one that would permit some institutional uses as of right in the Excelsior Outer Mission Street NCT. The Committee then voted to continue the item for one week due to the amendments.

- **180320 Planning Code - Catering as an Accessory Use in Neighborhood Commercial Districts.** Sponsor: Safai. Staff: Salcedo.

Next on the agenda was Supervisor Safai's ordinance that would allow Catering as an Accessory Use to Limited Restaurants. Commissioners, you heard this ordinance on June 21st and recommended approval with modification. The modification was to make the new accessory provision apply citywide.

At the Land Use hearing there was one speaker on the item, who spoke in favor. Supervisor Safai then made a motion to amend the ordinance to include the Planning Commission recommendation. He then made a motion to continue the item for one week due to the amendment. Both motions passed unanimously.

- **180559 Planning Code - Landmark Designation - 6301 Third Street (aka Arthur H. Coleman Medical Center).** Sponsor: Historic Preservation Commission. Staff: Smith

Next on the agenda, the committee considered the Landmark Designation for the Arthur H. Coleman Medical Center located at 6301 Third Street. This building is significant for its association with Dr. Arthur H. Coleman, a nationally prominent African American lawyer and physician, as well as influential healthcare and civil rights advocate. Dr. Coleman was celebrated as a local pioneer in the nationally significant community health center movement that began in the 1960s; worked tirelessly to achieve racial equity within the healthcare system and the medical profession; and advocated for the needs of Bayview's African American community.

At the hearing, Patricia Coleman (daughter of Dr. Coleman), Dr. Aurelius Walker of True Hope Church of God, staff members of the Bayview Hunters Point Clinic, and a member of the Small Business Commission all spoke in favor of the designation.

After public comment, the Committee voted to move the nomination forward with a positive recommendation.

- **180319 Planning Code - Cannabis Retail and Medical Cannabis Dispensaries in Chinatown.** Sponsors: Peskin; Kim, Tang and Fewer. Sponsor: Peskin, Kim, Tang, and Fewer. Staff: Starr.

Next the Committee considered the ordinance, sponsored by Supervisor Peskin, to prohibit Medical Cannabis Dispensaries and Cannabis Retail in the three Chinatown mixed use districts. Commissioners you heard this item on June 14 and vote to disapprove the ordinance.

There was no public comment at the hearing, and after some remarks by Supervisor Peskin explaining the need for the ordinance, the committee voted to move this item to the Full Board with a positive Recommendation.

- **180490 General Plan Amendments - Central South of Market Area Plan.**
Sponsor: Staff: L. Chen. Item 7
- **180185 Planning Code, Zoning Map - Central South of Market Special Use District**
Sponsors: Mayor; Kim Staff: L. Chen. Item 8
- **180453 Business and Tax Regulations, Planning Codes - Central South of Market Housing Sustainability District.**
Sponsors: Mayor; Kim Staff: Ikezoe. Item 9
- **180184 Administrative, Planning Codes - Central South of Market Area Plan.**
Sponsors: Mayor; Kim. Staff: Chen. Item 10
- **180612 Administrative Code - San Francisco Special Tax Financing Law - Central SoMa.**
Sponsors: Mayor; Kim. Staff: Chen. Item 11

Last on the agenda was the suite of ordinances for the Central SoMa Plan. During the hearing, there were about 25 public commenters. The scope of comments included: support for strengthening the Good Jobs provisions of the plan through trailing legislation, requests for additional exceptions for key sites, possible amendments to the "use it or lose it" progress requirements in the Housing Sustainability District, calls for more anti-displacement policies and funding, and support to allow the proposed hotel at 816 Folsom Street to proceed under the previously proposed MUO zoning.

Supervisor Kim introduced 48 amendments and declared her intent to add additional amendments at next week's Land Use hearing on July 23rd. This will be followed by a referral back to the Planning Commission to evaluate the substantive amendments. A few highlights from the amendments include: modifying zoning on some parcels to limit hotel and commercial development while allowing housing, crafting zoning exceptions to key individual sites, allowing other lower-rent uses to occupy PDR replacement space (such as community facilities), and adding language to enact the Mello-Roos tax.

This item will be coming back to you in the coming weeks, so you'll have an opportunity to review and consider all of the amendments to date.

FULL BOARD:

- **171013 Planning Code, Zoning Map - Amend Zoning Map for Parcels on Burnett Avenue Pursuant to Legal Settlement.**
Sponsor: Mandelman Staff: Butkus. Continued to July 31, 2018
- **180583 Administrative Code - Planning Code Enforcement Fund.**
Sponsor: Mayor. Staff: Landis. Continued to July 24, 2018
- **180268 Planning, Building Codes - Accessory Dwelling Units.**
Sponsor: Tang. Staff: Haddadan.

Next was the ordinance that would amend the Accessory Dwelling Unit program, sponsored by Supervisor Tang.

At the Full Board Supervisor Tang introduced a few additional amendments, which include:

1. Requiring a pre-application meeting with adjacent neighbors when filling under cantilevered rooms and decks in the required rear yard;
2. Requiring notification for dormers on free-standing structures if the property is within an Article 10 or 11 district;
3. ADU expansion within the buildable envelope cannot exceed the existing building height; and finally
4. The removal of the cap on the number of units that can be legalized per lot was taken out of the Ordinance. As a result, only one unit per lot continues to be eligible for the legalization program.

With these amendments, the Ordinance unanimously passed its first read at the Board.

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

Next on the agenda was HOME-SF 2.0, which creates a three tiered program for HOME-SF that lasts until December 31, 2019. At the Board meeting, Supervisor Tang announced she would be introducing a new amendment to include a 36-month “use it or lose it” provision, as recommended by the Planning Commission and several advocates.

The amendment states that entitlements granted by the Planning Commission for a HOME-SF project would expire after 36 months unless the project sponsor has pulled a building or site permit. The motion to incorporate the amendments passed unanimously, 11-0. The amended legislation then unanimously passed its first reading.

- **180651 Hearing - Appeal of Final Environmental Impact Report Certification - Central SoMa Plan.** Staff: White/Range. 3:00 PM Special Order, Items 23-26

The BOS continued the Central SoMa Plan EIR appeal to September 4, 2018.

INTRODUCTIONS:

None

Director John Rahaim:

Commissioners, on behalf of the Zoning Administrator, there was one item that he asked me to report to you on. That item that was considered last night was the notice of violation and penalty for 660 Third Street. You heard this request to legalize office use back in 2014. At that time the Commission allowed the legalization of two of the four stories of the building as office. The decision was not appealed at that the time, so the Department subsequently pursued enforcement action on the remaining office uses in the building. In 2016, the Board of Appeals first heard the appeal of the NOV and ultimately continued the item and in part, to see how the Central SoMa plan may impact legalization of the office uses. In that period, the Planning Department and property owner reached an agreement whereby, the owner will bring the property into compliance by September of 2019, and penalties will accrue at \$150 a day from the date of the Board's decision until the building is brought into compliance. If the building is not brought into compliance by that time, the penalties will increase to \$250 a day. So the Board unanimously upheld the NOV based on the terms of that agreement. That concludes my report, thanks.

Rich Sucre, Acting Commission Secretary:

Commissioners, finally, the Historic Preservation Commission did meet yesterday. They held a joint hearing with the Arts Commission, the first time that they've done this and is specifically to review the JCDecaux toilets that they're basically rolling out new designs basically for throughout the city. The HPC, specifically, looking at the toilets that would be placed within the Landmark Districts as well as the Arts Commission while looking at the whole program holistically.

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: Laura Clark – ADUs
 James Stelm – D6 Resident
 Georgia Schuttish – **Eight** Demolitions in Noe Valley in last 4 years+ in RH-2. (at least 2 adm. Approvals in RH-1 zones of NV)
Four approved: Mandatory Discretionary Review
Four Approved: Conditional Use Authorization
Three Completed and occupied.
Three under construction
One waiting approval by DBI of Addenda
One just approved last week by CPC
60% of these 8 are speculative projects. (2 occupied by family that built, 1 proposed to be occupied by family).
At least 33 "extreme alterations" in Noe Valley in last 4 years plus.
Horizontal and Vertical Expansion.
 Approximately 75% are speculative projects:

Price range of \$4 million plus. Includes projects under 317(b)(7).
 Doesn't include other neighborhoods where there are similar projects like Mission Dolores, Glen Park, the Mission, Bernal Heights, etc., etc.
December 2015 analysis of 5-project sample with Staff and Commissioner concluded 40% of alterations should have been categorized as Demolition.

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.

6. [2017-014010CRV](#) (D. LANDIS: (415) 575-9118)
FEES FOR CERTAIN PERMIT AND TRANSPORTATION ANALYSIS – This proposed Resolution details the fee legislation that was considered as part of the Planning Department's Fiscal Years 2018-19 and 2019-20 budget. The legislation was discussed and recommended for approval by the Planning Commission as part of the budget in Resolution 20103. However, Resolution No. 20103 did not include Findings of Consistency with the General Plan and the Eight Priority Policies of Planning Code Section 101.1 necessary to amend the Planning Code. The proposed **Planning Code Amendment** and the fees set forth in Ordinance No. 149-16 to clarify the fees applicable to projects with no or very low construction cost and to change the fees for transportation analysis; and affirm the Planning Department's determination under the California Environmental Quality Act, make findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and adopt findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve

SPEAKERS: = Deborah Landis – Staff report
 ACTION: Approved
 AYES: Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong, Hillis
 RESOLUTION: [20237](#)

8. [2015-005525CWP](#) (M. WENGER: (415) 575-9126)
SEA LEVEL RISE ADAPTATION PROGRAM – Informational Presentation - In 2016, the city published its Sea Level Rise Action Plan. This plan directed city agencies to assess the impacts of sea level rise on San Francisco and begin planning for future adaptation. Staff will provide initial findings from the Sea Level Rise Vulnerability and Consequences Assessment as a component of the Sea Level Rise Action Plan. This assessment will quantify and describe the impacts of sea level rise and future coastal flooding on public infrastructure and private land use across San Francisco. The assessment will also study the consequences of sea level rise and coastal flooding for people, the economy, and the natural environment.

Preliminary Recommendation: None - Informational

SPEAKERS: = Maggie Wenger – Staff report

Laura Clark – Funding resources; new housing
 ACTION: None – Informational

9. [2015-010013ENV](#) (J. MOORE: (415) 575-8733)
30 OTIS STREET – Draft Environmental Impact Report - The 36,042-square-foot (sf) project site comprises five lots (Assessors Block 3505, Lots 10, 12, 13, 16, and 18) along Otis Street, 12th Street, Colusa Alley, and Chase Court in the South of Market neighborhood. Five commercial buildings, ranging from one to three stories, currently exist on the site. The proposed project would merge the lots, demolish the existing buildings, and construct a residential building with ground-floor retail and arts activity uses. The proposed building would comprise a 10-story podium structure extending across the entire site and a 27-story single tower in the southeastern portion of the building, at the corner of Otis and 12th Streets. The proposed building would be 85 to 250 feet tall and approximately 404,770 gsf. The project includes approximately 423 residential units, 5,585 sf of retail space in three ground floor spaces, 16,600 sf of arts activities space with studios and a theater for the City Ballet School, and approximately 23,000 sf of open space on the ground floor and residential terraces. Streetscape improvements include a 7,200-sf public plaza at the corner of 12th Street and South Van Ness Avenue and 960-sf plaza on Otis Street. Two basement levels would provide 71 residential parking spaces and three car-share spaces. The building at 14-18 Otis Street has been determined individually eligible for the California Register of Historic Resources. The project site is located in the Downtown General Commercial (C-3-G) and Neighborhood Commercial Transit (NCT) Districts and 85/250 R-2 and 85-X Height and Bulk Districts.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Julie Moore – Staff report
 + Laura Clark – YIMBY action
 + Ken Patsel – City Ballet

ACTION: Reviewed and Commented

10. [2017-010891CUA](#) (M. DITO: (415) 575-9164)
3001 STEINER STREET – west side of between Union and Fillmore Streets, Lot 004B in Assessor's Block 0535 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303.1 and 725 for a change from a General Retail use to a Formula Retail use (d.b.a. Trek Bicycle) in a 2,350 square foot space within a Union Street Neighborhood Commercial District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Matt Dito – Staff report
 + Speaker – Union vs Chestnut
 + David Ford

ACTION: Approved with Conditions

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

ABSENT: Hillis

MOTION: [20238](#)

11. [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
(Continued from Regular Hearing on May 24, 2018)

SPEAKERS: = Michael Christensen – Staff report
+ Speaker – Project presentation
- Bonnie Baron – Housing not affordable
+ Laura Clark – Easy stuff
ACTION: Approved with Conditions
AYES: Fong, Johnson, Koppel, Melgar, Richards
NAYES: Moore
ABSENT: Hillis
MOTION: [20239](#)

13. [2017-015706CUA](#) (E. JONCKHEER: (415) 575-8728)
400 WINSTON DRIVE (STONESTOWN) – north side of Winston Drive, adjacent to the Stonestown Galleria, and generally bounded by Eucalyptus Drive to the north, Buckingham Way to the west (privately owned by Stonestown Galleria), Winston Drive to the south, and 19th Avenue to the east; Lot 004 of Assessor’s Block 7295 (District 7). Request for **Conditional Use Authorization** for an existing Planned Unit Development (PUD) pursuant to Planning Code Sections 271, 303 and 304, to allow a bulk exception to the maximum building length and diagonal dimension of 110 feet and 140 feet respectively, for those portions of the building over 40 feet, as associated with the remodel of the former Macy’s space/anchor building, that proposes retail spaces, a grocery store, and an 1,800-seat cinema, within a C-2 (Community Business) and 65-D Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Elizabeth Jonckheer – Staff report
+ David Cincotta – Project presentation
ACTION: Approved with Conditions
AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards
ABSENT: Hillis
MOTION: [20240](#)

12. [2016-001190CUA](#) (J. HORN: (415) 575-6925)
4143-4145 24TH STREET – south side of 24th Street, between Castro Street and Diamond Streets, Lot 038 in Assessor’s Block 6506 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 764 to establish an

approximately 2,582 square foot pursuant to Planning Code Sections 303 and 728.51 to authorize a Medical Service (Dentistry) use (d.b.a. Aesthetic Dentistry of Noe Valley), in a ground floor space currently occupied as the garage and lower residential unit of a two-family residence. The project also proposes a horizontal rear addition, one-story vertical addition, the relocation of the existing ground floor dwelling unit to the new 3rd story. In total, the project proposes a 3-story structure with a ground floor dental office and two residential units within a 24th Street – Noe Valley Neighborhood Commercial District (NCD) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Jeff Horn – Staff report
 + Joyce Chan – Project sponsor
 ACTION: Approved with Conditions
 AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 MOTION: [20241](#)

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.

14. [2017-000433DRP](#) (E. JONCKHEER: (415) 575-8728)
[300 DARIEN WAY](#) – southeast corner of the intersection of Darien Way and San Leandro Way; Lot 035 in Assessor's Block 3258 (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2016.12.28.6046, proposing to add habitable space at the basement, remodel the interior of the first floor level, add attic dormers, add an open air (roof-only) connection between the house and garage, and modify the garage door (to appear as two doors) to the subject building, within the RH-1(D) (Residential, House, One-Family, Detached) 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
 - Emily Tam – DR requestor
 - Bob Switzer – Balboa Terrace HOA director
 - Robert Mann – Homeowner retaliation
 - Susan Grazioli – Deny renovation
 - Elizabeth Khachigian – Deny
 + Marsha Ng – Project sponsor
 + Nathan Ng – Project sponsor
 + Patrick Tam – Big supporter
 + Kevin Bullivant – Full support

+ Michael Schinner – Sophie Breall letter
 + Laura Clark – More housing
 + Speaker – Response to rebuttal
 ACTION: Did Not Take DR and Approved
 AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 DRA: [0599](#)

15. [2018-004675DRP-02](#) (A. KIRBY: (415) 575-9133)
310 MONTCALM STREET – north side of Montcalm Street between Peralta Avenue and Alabama Street; Lot 007 in Assessor’s Block 5527 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2018.01.16.8744, proposing removal of an unpermitted rear addition, reduction of dormers and restoration of the primary façade to bring the building into compliance with Planning Enforcement case no. 2017-002370ENF. Parcel is located 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: = Ali Kirby – Staff report
 - Marianne Bachers – DR requestor from 321 Montcalm Street
 - Susanne Thackrey – DR requestor from 308 Montcalm Street
 - Georgia Schuttish – Footprint
 - Terry Milne – Return to original footprint
 + Ryan Patterson – Project sponsor
 ACTION: Took DR and imposed no dormers, no off-street parking, and a proposed code-complying footprint, which meets life safety & DBI requirements
 AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 DRA: [0600](#)

ADJOURNMENT – 4:36 PM
 ADOPTED AUGUST 23, 2018