

# 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 26, 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 1:01 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Audrey Butkus, Ella Samonsky, Mat Snyder, Michael Li, Michael Christensen, Joy Navarrete, Chris Townes, David Winslow, Ali Kirby, John Rahaim - Planning Director, 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. 2018-001243CUA (M. CHRISTENSEN: (415) 575-8742)  
645 8<sup>TH</sup> STREET – northeastern side of 8<sup>th</sup> Street, between Brannan and Townsend Streets; Lot 001 in Assessor's Block 3783: Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, 843.45, and 843.46, to allow a Formula Retail Personal Services use (dba Riva Pilates) in a newly constructed retail space at the ground floor of a

mixed-use building within the UMU (Urban Mixed Use) Zoning District 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\(h\)](#).

*Preliminary Recommendation: Pending*

**(Proposed Continuance to August 23, 2018)**

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

2. 2014-002541DVA (M. SNYDER: (415) 575-6891)  
INDIA BASIN (700 INNES AVENUE) DEVELOPMENT AGREEMENT PROJECT – the area generally bounded by Innes Avenue on the southwest, the Griffith Street right-of-way on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (largely excluding parcels with structures), Assessor’s Block and Lots: 4606/100; 4607/025; 4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/025, 026; 4597/025, 026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B (District 10). Recommendation to the Board of Supervisors to approve the India Basin **Development Agreement** [Board File No. 180680]. Ordinance introduced by Supervisor Cohen approving a Development Agreement between the City and County of San Francisco and India Basin Investment LLC, a California limited liability company, for the India Basin Project at the approximately 28-acre site located at Innes Avenue between Griffith Street and Earl Street, with various public benefits including 25% affordable housing and 11 acres of parks and open space. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2 (Heavy Industrial), M-1 (Light Industrial), and P (Public) Use Districts and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve*  
**(Proposed Continuance to August 23, 2018)**

SPEAKERS: Jeremy Paul – Why is this portion being splintered.  
 ACTION: Continued to August 23, 2018  
 AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards  
 ABSENT: Hillis

- 3a. 2017-016476CUA (N. FOSTER: (415) 575-9167)  
420 TAYLOR STREET – east side of Taylor Street, between Geary and O’Farrell Streets, Lot 010 in Assessor’s Block 0316 (District 3) – Request for **Conditional Use Authorization** to establish a Non-Retail Sales and Service Use (Office Use) at the ground and basement floors, pursuant to Planning Code Sections 210.2 and 303. The proposed project would construct a new 5,000 square foot mezzanine level and convert approximately 32,600 square feet of Public Parking Garage (Retail Automotive Use) at the basement and ground floors into Non-Retail Sales and Service Use (Office Use). The project would also add approximately 1,000 square feet of Retail Sales and Service Use at the ground floor, while adding 7 Class 1 bicycle parking spaces where none existed before. The proposed project would involve both interior and exterior tenant improvements to the existing four-story-over-garage building, with no expansion of the existing building envelope, adding new

building entrances and windows within the three existing parking entrances, while eliminating the three existing curb cuts. The subject building is listed as an Article 11, Category IV contributory building within the Kearny-Market-Mason-Sutter Conservation District. As the project involves minor changes to the exterior of the building, the proposed project also requires a Minor Permit to Alter. 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 27, 2018)**

SPEAKERS: None  
 ACTION: Continued to September 27, 2018  
 AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards  
 ABSENT: Hillis

- 3b. 2017-0164760FA (N. FOSTER: (415) 575-9167)  
420 TAYLOR STREET – east side of Taylor Street, between Geary and O’Farrell Streets, Lot 010 in Assessor’s Block 0316 (District 3) – Request for **Office Allocation** from the Office Development Annual Limit, authorizing approximately 36,000 square feet of General Office Use, pursuant to Planning Code Sections 321 and 322. The proposed project would construct a new 5,000 square foot mezzanine level and convert approximately 32,600 square feet of Public Parking Garage (Retail Automotive Use) at the basement and ground floors into Non-Retail Sales and Service Use (Office Use). The project would also add approximately 1,000 square feet of Retail Sales and Service Use at the ground floor, while adding 7 Class 1 bicycle parking spaces where none existed before. The proposed project would involve both interior and exterior tenant improvements to the existing four-story-over-garage building, with no expansion of the existing building envelope, adding new building entrances and windows within the three existing parking entrances, while eliminating the three existing curb cuts. The subject building is listed as an Article 11, Category IV contributory building within the Kearny-Market-Mason-Sutter Conservation District. As the project involves minor changes to the exterior of the building, the proposed project also requires a Minor Permit to Alter. 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 27, 2018)**

SPEAKERS: None  
 ACTION: Continued to September 27, 2018  
 AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards  
 ABSENT: Hillis

4. 2016-000378CUA (N. FOSTER: (415) 575-9167)  
1600 JACKSON STREET – north side of Jackson Street, between Polk Street and Van Ness Avenues, Lots 002 and 003 in Assessor’s Block 0595 (District 3) – Request for **Conditional Use Authorization** to allow a new General Grocery store (a Retail Sales and Services Use) operating as a Formula Retail Use (d.b.a. “365 by Whole Foods”) at the subject property, pursuant to Planning Code Sections 303, 303.1, 703(d), 703.4, and 723. The proposed project would involve both interior and exterior tenant improvements to the existing two-

story-over-garage building, with no expansion of the existing structure. The proposed project would utilize the existing below-grade parking garage with 70 vehicular parking spaces (one to be reserved for car-sharing) and off-street loading dock fronting Jackson Street, while adding 21 bicycle parking spaces (5 Class 1 and 16 Class 2 spaces) where none existed before. The General Grocery store would occupy the entirety of the existing structure containing approximately 43,900 gross square feet, with a take-out food area located on floor one, dining/seating area on floor two, and accessory office space on floor two. The proposed project does not constitute a change of use as the previous use (d.b.a. "Lombardi Sports") and the proposed use are both considered Retail Sales and Services Uses under the Planning Code. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on April 26, 2018)

**NOTE: On April 26, 2018, after hearing and closing public comment, continued to July 26, 2018, by a vote of +4 -2 (Moore and Richards against; Melgar absent).**

**(Proposed Continuance to September 27, 2018)**

SPEAKERS: None  
 ACTION: Continued to September 27, 2018  
 AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards  
 ABSENT: Hillis

- 5a. 2017-001270CUA (D. VU: (415) 575-9120)  
3140-3150 16<sup>TH</sup> STREET – between Albion and Valencia Streets – Lot 018 in Assessor's Block 3555 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, for the conversion of existing ground floor Retail Use to Restaurant Use, for a Non-Residential Use equal to or greater than 3,000 sq. ft. (Planning Code Sections 121.2 and 762), establishment of an Outdoor Activity Area (Planning Code Section 145.2), for upper-story uses of pre-existing structures in Neighborhood Commercial Districts (Planning Code Section 186.2), and establishment of an Eating and Drinking Uses, for the project involving the rehabilitation and adaptive re-use of a former 20,400 sq. ft. two-story Automotive Repair Use to a new Restaurant Use including interior renovations, installation of new storefront systems, and the construction of a 3,735 sq. ft. outdoor rooftop deck, exit stairs, two restrooms, storage room, and two elevator penthouses. The Project site is located within the Valencia Street NCT (Neighborhood Commercial – Transit) Zoning District and 55-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: Pending*

**(Proposed Continuance to October 4, 2018)**

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

- 5b. 2017-001270VAR (D. VU: (415) 575-9120)  
3140-3150 16<sup>TH</sup> STREET – between Albion and Valencia Streets – Lot 018 in Assessor's Block 3555 (District 8) – Request for a **Variance** to the rear yard requirement pursuant to

Planning Code Section 134, Street Frontages in Neighborhood Commercial Districts under Planning Code Section 145.1, and Off-Street Loading under Planning Code Section 152, , for the project involving the rehabilitation and adaptive re-use of a former 20,400 sq. ft. two-story Automotive Repair Use to a new Restaurant Use including interior renovations, installation of new storefront systems, and the construction of a 3,735 sq. ft. outdoor rooftop deck, exit stairs, two restrooms, storage room, and two elevator penthouses. The Project site is located within the Valencia Street NCT (Neighborhood Commercial – Transit) Zoning District and 55-X Height and Bulk District.

*Preliminary Recommendation: Pending*

**(Proposed Continuance to October 4, 2018)**

SPEAKERS: None

ACTION: Acting ZA Continued to October 4, 2018

6. 2017-003299DRP-03 (L. HOAGLAND: (415) 575-6823)  
1782 QUESADA AVENUE – northeast side of Quesada Avenue between Newhall and 3<sup>rd</sup> Streets; Lot 027 of Assessor’s Block 5327 (District 10) - Requests for **Discretionary Review** of Building Permit Application 2017.03.08.0963 within a RH-2 (Residential, House – Two Family) and 40-X Height and Bulk District. The proposal includes the construction of a three-story over basement, two-residential dwelling unit building on a vacant lot. The Project includes a 1,358 square foot, 3-bedroom, 2-bath unit and a 1,567 square foot, 3-bedroom, 2-bath unit, a two-car garage and a roof deck. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

(Continued from Regular Hearing on June 14, 2018)

**WITHDRAWN**

SPEAKERS: None

ACTION: Withdrawn

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

ABSENT: Hillis

17. [2017-014841CUA](#) (J. HORN: (415) 575-6925)  
655 ALVARADO STREET – side of Alvarado Street between Diamond and Castro Streets, Lot 028C in Assessor’s Block 2803 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to legalize the tantamount to demolition of an existing 2,737 square foot, two-story-over-basement single-family home and the permit a new three-story-over-two-basement-levels single-family home. The project site is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Modifications and Conditions*

(Continued from Regular hearing on April 19, 2018)

**NOTE: On February 22, 2018, after hearing and closing public comment, continued to April 19, 2018 by a vote of +5 -0 (Fong absent).**

**On April 19, 2018, without hearing, continued to May 24, 2018 by a vote of +5 -1 (Richards against; Melgar absent).**

**On May 24, 2018, without hearing, continued to July 26, 2018 by a vote of +6 -0 (Richards absent).**

SPEAKERS: - Georgia Schuttish = Confused why BIC wants it continued  
 - Mary Ferretti – Hear it today  
 - Speaker –Hear it today  
 ACTION: Continued to August 30, 2018  
 AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards  
 ABSENT: Hillis

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 July 19, 2018)  
**WITHDRAWN**

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

## B. CONSENT CALENDAR

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

7. [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 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: Approve with Conditions*  
(Continued from Regular hearing on July 19, 2018)

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards  
ABSENT: Hillis  
MOTION: [20242](#)

8. [2018-008376CUA](#) (E. SAMONSKY: (415) 575-9112)  
2011 MISSION STREET – east side at the intersection with 16th Street; Lot 028 of Assessor's Block 3570 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.60, 303 and 754 and Board of Supervisors Resolution No. 6-18 (File No. 171290), to authorize a change of use from limited restaurant to restaurant (dba "Kitava") within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage Special Use Subdistrict, and 85-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards  
ABSENT: Hillis  
MOTION: [20243](#)

## C. COMMISSION MATTERS

9. Commission Comments/Questions

### Commissioner Richards:

I wanted to mention something I read in The New York Times Saturday the 21<sup>st</sup> about transit leaders see yellow light when they are looking at driverless cars. I'll just read a couple of quotes from the article because it was really interesting, how different people are looking at driverless cars differently, in terms of the future of transit and public transit. The article starts with "Autonomous vehicles that will outperform buses, cost less than Uber and travel faster than cars stuck in traffic today are two years away. Or 10 years. Or 30." The article goes on to actually talk about what the impact of the driverless cars are going to be and – "Indianapolis, Detroit and Nashville, opponents of major transit investments have argued that buses and trains will soon seem antiquated." We talk about transit or a development, this could actually turn TOD on its head, because we even had a zoning proposal this year based on transit order development. Someone from Andreessen Horowitz said, "Don't build a light rail system now. Please, please, please, please don't". A partner with the venture firm Andreessen Horowitz says, "We don't understand the economics of self-driving cars because we haven't experienced them yet. Let's see how it plays out." Somebody else said, "I get very nervous when city planners or municipal bus operators are making technology bets, because none of us know where this is going." And then further, someone from Cato Institute said, "I expect that by 2030, most transit agencies are going to be zombie agencies that exist mainly to collect taxes from people to

pay down their debt." Then lastly, a voice of reason, somebody chimed in and said, "Let's talk about what we can predict. The problem of the city is a problem of sharing space. In 2100, the problem of the city will still be a problem of sharing space." So it was a really good article. I suggest people read it because it really made me think.

Lastly, I wanted to congratulate Commissioner Fong, Commissioner Johnson, Commissioner Moore, for passing rules yesterday, 3-0 each on their re-nominations. One of the items that I was questioned on by Supervisor Yee involved family housing and what does the definition of family housing. And he indicated that the Supervisors passed a resolution to ask the Planning Commission to come up with a definition. I was unaware of that but I promised him that we would put it on our action items list. So, Mr. Ionin, I don't want him to take his vote back come next week if he doesn't see I'm doing that.

Also, we had one last week, a Ted Egan redo, to come back and talk about the economy, because we're hearing rumblings about where we are on the economic cycle. I think that would be informative. Thank you.

#### D. DEPARTMENT MATTERS

##### 10. Director's Announcements

###### **John Rahaim, Planning Director:**

Commissioners, I'm doing everything I can to keep the Planning Department from becoming a zombie agency. I will do my best there. I just have one item I want to report on, regarding a story in SocketSite about a project at 4547 20<sup>th</sup> Street. This article was posted on Monday regarding the demolition of a single-family home at that site. The demolition occurred in October of last year. In the article, it was alleged that the property owner began to illegally demolish the building, exceeding the scope of work, for a permit they obtained for dry rot repair, resulting in the issuance of an emergency order, because the unpermitted work contributed to the site becoming an active slide. In fact, this is not correct. While the property owner did obtain a permit for dry rot repair, they actually did contact DBI, with concerns regarding the retaining wall in the property. In June of last year, DBI performed multiple site visits and issued an emergency order for demolition of the building due to an imminent site hazard and potential landslide risk on this site. In August, the Planning Department approved the demo work - when there's an emergency order, it starts at DBI and it comes to us, so both departments have to approve it. As a condition of approval, the Department requested a copy of the photos study, the Historic American Buildings Survey photo study, which to document the building, because it was listed as a potential historic resource. Upon completion of the photo study, the building was demolished in October under the direction of DBI. It's our understanding, that the SocketSite article was written without any consultation to either department and DBI has reached out to SocketSite to correct the error in their report. That concludes my presentation. Thank you.

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

###### **Aaron Starr:**

###### **LAND USE COMMITTEE:**



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

At this week's Land Use hearing, the Committee heard Supervisors Safai and Tang's ordinance that would amend 312 controls in Supervisorial Districts 4 and 11. As you probably recall, the Committee heard this item last week, amended the ordinance and continued it for one week. This week the Committee voted to forward it to the Full Board with a positive recommendation.

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

Similarly, the Committee heard Supervisor Safai's ordinance that would allow Catering as an Accessory use in Limited Restaurants. This item was also continued from last week because of amendments. This week the Committee voted to forward the item to the Full Board with a positive recommendation.

- 180053 Planning Code - Massage Establishments - Union Street Neighborhood Commercial District. Sponsor: Stefani. Staff: D. Sanchez.

Next, the Committee heard Supervisor Stefani ordinance that would allow existing massage establishments in the Union Street NCD to legalize. Massage establishments are currently prohibited in that district.

The Planning Commission heard this item on March 15 and voted unanimously to recommend the Ordinance with two modifications:

1. to include an 18 month timeline for filing a building permit application to legalize Massage Establishment uses; and
2. to specify that only massage uses currently within the Union Street NCD may avail themselves of the legalization process, including the exemption from the Conditional Use Authorization requirement

At the Land Use Committee, Supervisor Stefani made a successful motion to incorporate both modifications, and then made a motion to continue the item until the July 30 Land Use Committee hearing. There was no public comment at the hearing.

- 180557 Planning Code - Technical Amendments/ Sponsor: Planning Commission. Staff: Brosky.

Next, the Committee considered the 2018 Code Corrections Ordinance, which amends the Planning Code to correct textual errors, and improve the readability of the Code. Commissioners, you heard this item on April 19th and recommended approval with staff's clerical modifications. At the Land Use hearing, there was no public comment. The Committee voted to forward the item as a Committee report to the Full Board with a positive recommendation.

- 180556 Planning Code - Hours of Operation for Limited Nonconforming Uses. Sponsor: Planning Commission. Staff: Starr.

Next, the Committee heard your proposed ordinance that would allow Limited Non-conforming uses to stay open until midnight with Conditional Use authorization. Commissioners, you heard this item on April 19 of this year and voted to recommend approval. There was no public comment but the Committee did ask what sort of public comment there was at the Planning Commission hearing. The Committee then forwarded the item to the Full Board with a positive recommendation.

- 180490 General Plan Amendments - Central South of Market Area Plan. Sponsor: Planning Commission. 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

Finally, the Central SoMa suite of amendments was continued to September 10

#### **FULL BOARD:**

- 180268 Planning, Building Codes - Accessory Dwelling Units. Sponsor: Tang. Staff: Haddadan. Continued to July 31, 2018
- 180456 Planning Code - HOME-SF and 100% Affordable Housing Bonus Program. Sponsors: Tang; Safai. Staff: Ikezoe. Continued to July 31, 2018
- 180319 Planning Code - Cannabis Retail and Medical Cannabis Dispensaries in Chinatown. Sponsor: Peskin; Kim, Tang, Fewer, and Safai. Staff: Starr. Continued to July 31, 2018
- 180559 Planning Code - Landmark Designation - 6301 Third Street (aka Arthur H. Coleman Medical Center). Sponsor: Historic Preservation Commission. Staff: D. Smith. Passed First Read
- 180320 Planning Code - Catering as an Accessory Use in Neighborhood Commercial Districts. Sponsor: Safai. Staff: Salcedo. Passed First
- 180482 Planning Code - Permit Review Procedures and Zoning Controls - Neighborhood Commercial Districts in Supervisorial Districts 4 and 11. Sponsors: Tang; Safai. Staff: D. Sanchez. Passed First Read

- 180557 Planning Code - Technical Amendments. Sponsor: Planning Commission. Staff: Brosky. Passed First Read

#### INTRODUCTIONS:

- Prohibit Cafeterias in Office Uses. Sponsor: Safai and Peskin. Staff: TBD

### E. GENERAL PUBLIC COMMENT

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

SPEAKERS: Georgia Schuttish – Demolitions  
 Laura Clark – Prevent 2 to 1 reductions  
 Todd David – SPUR report  
 Jeremy Paul – Cannabis Retailers

### F. REGULAR CALENDAR

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

12. [2018-007347PCA](#) (A. BUTKUS: (415) 575-9129)  
**HEALTH SERVICES – OCEAN AVENUE NCTD** – Ordinance amending the **Planning Code** to provide that in the Ocean Avenue Neighborhood Commercial Transit District a Health Service Use, whether Principal or Accessory, requires a Conditional Use authorization on the ground story and is permitted above the ground story; 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.

*Preliminary Recommendation: Approve*

SPEAKERS: = Audrey Butkus – Staff report  
 + Jen Low, Aide to Sup. Yee – Proposed ordinance  
 + Dan Weaver – Good for the neighborhood  
 + Neil Ballard – Neighborhood balance

ACTION: Approved

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

ABSENT: Hillis

RESOLUTION: [20244](#)

- 13a. [2018-006177MAP](#) (A. BUTKUS: (415) 575-9129)  
**ABOLISH LEGISLATED SETBACK ON 19<sup>TH</sup> AVENUE** – Ordinance amending the Planning Code by abolishing a nine-foot legislated setback on the west side of 19<sup>th</sup> Avenue between

Quintara Street 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. 031 (1021 Quintara Street), and to rezone 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 19<sup>th</sup> Avenue and Quintara Street), Lot No. 033 (2121-19<sup>th</sup> Avenue), Lot No. 034 (2145-19<sup>th</sup> Avenue), and Lot No. 037 (2115-19<sup>th</sup> 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 Modifications*

(Continued from Regular Hearing on July 12, 2018)

SPEAKERS: = Audrey Butkus – Staff report  
 + Menaka Mohan, Aide to Sup. Tang – Proposed ordinance  
 - Eileen Boken – Opposed, current zoning, non-conforming uses  
 + Michael Hess – Legislated setback  
 + Laura Clark – Livable streets

ACTION: Approved with Modifications as amended, recommending no legislated setback with a bulb-out; retain the setback without a bulb-out.

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

ABSENT: Hillis

RESOLUTION: 20245

13b. [2018-006177PCA](#) (A. BUTKUS: (415) 575-9129)

**ABOLISH LEGISLATED SETBACK ON 19<sup>TH</sup> AVENUE** – Ordinance amending the **Planning Code** by abolishing a nine-foot legislated setback on the west side of 19<sup>th</sup> Avenue between Quintara Street 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. 031 (1021 Quintara Street), and to rezone 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 19<sup>th</sup> Avenue and Quintara Street), Lot No. 033 (2121-19<sup>th</sup> Avenue), Lot No. 034 (2145-19<sup>th</sup> Avenue), and Lot No. 037 (2115-19<sup>th</sup> 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 Modifications*

(Continued from Regular Hearing on July 12, 2018)

SPEAKERS: Same as 13a.

ACTION: Approved with Modifications as amended, recommending no legislated setback with a bulb-out; retain the setback without a bulb-out.

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

ABSENT: Hillis

RESOLUTION: 20245

14. [2016-004946ENX](#) (E. SAMONSKY: (415) 575-9112)

280 7<sup>TH</sup> STREET – west side between Folsom and Howard Streets; Lot 290 in Assessor's Block 3730 (District 6) - Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to demolish a 2-story commercial building and construct a 6-story, 65-foot tall mixed-use building and a 5-story, 51-foot tall residential building (collectively measuring approximately 25,659 gross square feet) with 20 dwelling units, 827 square feet of ground floor commercial space, 21 Class 1 bicycle parking spaces and 4 Class 2 bicycle parking spaces. Under the LPA, the project is requesting an exception from the Planning Code requirements for street frontage-ground floor active use (Planning Code Section 145.1). The subject lot is located in the MUR (Mixed-Use Residential) Zoning District, Western SoMa Special Use District, SoMa Youth and Family Special Use District, and 65-X Height and Bulk District. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes concessions and incentives for the open space in-lieu fee per Planning Code Section 426 and is seeking a waiver from the rear yard and exposure. 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: = Ella Samonsky – Staff report  
 + Will Millard – Project presentation  
 + Laura Clark – Support

ACTION: Approved with Conditions as amended to include:  
 1. Roof hatches; and  
 2. No roof decks on the Langton Street side of the development.

AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards  
 ABSENT: Hillis  
 MOTION: [20246](#)

- 15a. [2014-002541PRJ](#) (M. SNYDER: (415) 575-6891)  
INDIA BASIN MIXED USE PROJECT – 700 Innes Avenue, the area generally bounded by Innes Avenue on the southwest, the Griffith Street right-of-way on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (largely excluding parcels with structures), Assessor's Block and Lots: 4606/100; 4607/025; 4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/025, 026; 4597/025, 026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B. **Informational hearing** on the India Basin Mixed-Use Project including aspects of the Development Agreement. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2 (Heavy Industrial), M-1 (Light Industrial), and P (Public) Use Districts and 40-X Height and Bulk District.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Mat Snyder – Staff report  
 = Michael Li – CEQA report  
 + Stacy Bradley – Park plan  
 + Sup. Cohen – Plan support  
 + Anne Taupier – Public benefits  
 + Lou Vasquez – Project presentation  
 + Leo Chow – Design presentation

- + Alex Lansberg – Support, Development agreement
- = Linda Richardson – Not a commercial corridor
- + Jackie Flynn – Community outreach
- + Jill Fox – Support
- Speaker – Opposition exists, federal superfund site, process
- Jeremy Paul – Archimedes Banya
- + Speaker – Support
- Richard Loffman – Building heights
- Igor Victorievich – Archimedes Banya
- Joseph Dobrovsky – Archimedes Banya
- James Fahey – Archimedes Banya
- Speaker – Archimedes Banya
- + Speaker – Public lands
- + Angelique Tompkins – Future benefit
- + Lauren O’Shaughnessy – Affordable housing
- Michael Brodsky – Archimedes Banya, lead, sewer system
- Chris Cooshinay – Archimedes Banya
- David Broslap – CEQA consensus
- Jesus Flores – Archimedes Banya
- + Kathy Perry – Support
- Amika Johnson – Archimedes Banya, toxic contamination
- + Dennis Lundley – Jobs for youth
- + Timothy Richon – Support
- + Todd David – Community benefits
- = Tom Fisher – Issues and concerns
- + Corey Smith – Housing
- = James Bryant – Community is torn apart
- + Laura Clark – Housing
- Speaker – Imagine it is a park, or all housing
- = Thomas Falore – Archimedes Banya

ACTION: None – Informational

- 15b. [2014-002541ENV](#) (M. LI: (415) 575-9107)  
INDIA BASIN MIXED USE PROJECT – 700 Innes Avenue, 900 Innes Avenue, India Basin Open Space, and India Basin Shoreline Park, located on the east side of Innes Avenue between Hunters Point Boulevard and Earl Street, Assessor’s Blocks/Lots 4644/001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009, 010, 010A, 010B, 010C, 011; 4631/001, 002; 4620/001, 002; 4607/024, 025; 4596/026; 4597/026; 4606/026, 100; 4621/016, 018, 021, 100, 101; 4630/002, 005, 007, 100; 4645/001, 003A, 004, 006, 007, 007A, 010, 010A, 011, 012, 013; 4629A/010, 011; 4646/001-003, 003A, 019, 020; 4629A/003-006, 012, 013; 4622/007, 008, 012, 013, 016-019; 4605/010-019; and 4645/014, 015 (District 10). Certification of the **Final Environmental Impact Report**. Through a public-private partnership between the San Francisco Recreation and Park Department and the privately owned real estate development company BUILD, the proposed project would redevelop approximately 39 acres located along the India Basin shoreline into an integrated network of new public parks, wetlands habitat, and a mixed-use urban village. The mixed-use urban village would include two options: (1) a residentially-oriented project with approximately 1,575 dwelling units, 209,000 square feet of nonresidential space, and 1,800 parking spaces; or (2) a commercially-oriented project with approximately 500 dwelling units, 1,000,000 square

feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2 (Heavy Industrial), M-1 (Light Industrial), and P (Public) Use Districts and 40-X and OS (Open Space) Height and Bulk Districts.

*Preliminary Recommendation: Certify the Final EIR*

**NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on October 30, 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.**

SPEAKERS: Same as item 15a.  
 ACTION: Certified  
 AYES: Fong, Johnson, Koppel, Melgar, Richards  
 ABSENT: Hillis, Moore  
 MOTION: [20247](#)

- 15c. [2014-002541ENV](#) (M. LI: (415) 575-9107)  
**INDIA BASIN MIXED USE PROJECT** – 700 Innes Avenue, 900 Innes Avenue, India Basin Open Space, and India Basin Shoreline Park, located on the east side of Innes Avenue between Hunters Point Boulevard and Earl Street, Assessor's Blocks/Lots 4644/001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009, 010, 010A, 010B, 010C, 011; 4631/001, 002; 4620/001, 002; 4607/024, 025; 4596/026; 4597/026; 4606/026, 100; 4621/016, 018, 021, 100, 101; 4630/002, 005, 007, 100; 4645/001, 003A, 004, 006, 007, 007A, 010, 010A, 011, 012, 013; 4629A/010, 011; 4646/001-003, 003A, 019, 020; 4629A/003-006, 012, 013; 4622/007, 008, 012, 013, 016-019; 4605/010-019; and 4645/014, 015 (District 10). Adoption of **CEQA Findings**. Through a public-private partnership between the San Francisco Recreation and Park Department and the privately owned real estate development company BUILD, the proposed project would redevelop approximately 39 acres located along the India Basin shoreline into an integrated network of new public parks, wetlands habitat, and a mixed-use urban village. The mixed-use urban village on the property at 700 Innes Avenue would include two options: (1) a residentially-oriented project with approximately 1,575 dwelling units, 209,000 square feet of nonresidential space, and 1,800 parking spaces; or (2) a commercially-oriented project with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces. The property at 900 Innes Avenue would be developed for park use. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2 (Heavy Industrial), and M-1 (Light Industrial) Use Districts and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt CEQA Findings*

SPEAKERS: Same as item 15a.  
 ACTION: Adopted CEQA Findings  
 AYES: Fong, Johnson, Koppel, Melgar, Richards  
 ABSENT: Hillis, Moore  
 MOTION: [20248](#)

- 15d. [2014-002541SHD](#) (M. SNYDER: (415) 575-6891)  
**INDIA BASIN MIXED USE PROJECT** – 700 Innes Avenue, the area generally bounded by Innes Avenue on the southwest, the Griffith Street right-of-way on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (largely

excluding parcels with structures), Assessor's Block and Lots: 4606/100; 4607/025; 4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/025, 026; 4597/025, 026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B (District 10). Adoption of **Findings under Planning Code Section 295** that the net new shadow from the India Basin Mixed-Use Project would not have an adverse impact on India Basin Open Space, India Basin Shoreline Park, or the 900 Innes Avenue future park site. Through a public-private partnership between the San Francisco Recreation and Park Department and the privately owned real estate development company BUILD, the proposed project would redevelop approximately 39 acres located along the India Basin shoreline into an integrated network of new public parks, wetlands habitat, and a mixed-use urban village. The mixed-use urban village on the property at 700 Innes Avenue would include two options: (1) a residentially-oriented project with approximately 1,575 dwelling units, 209,000 square feet of nonresidential space, and 1,800 parking spaces; or (2) a commercially-oriented project with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces.

*Preliminary Recommendation: Adopt Section 295 Shadow Findings*

SPEAKERS: Same as item 15a.  
 ACTION: Adopted Shadow Findings  
 AYES: Fong, Johnson, Koppel, Melgar, Richards  
 ABSENT: Hillis, Moore  
 MOTION: [20249](#)

- 15e. [2014-002541GPA](#) (M. SNYDER: (415) 575-6891)  
INDIA BASIN MIXED USE PROJECT – 700 Innes Avenue, the area generally bounded by Innes Avenue on the southwest, the Griffith Street right-of-way on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (largely excluding parcels with structures), Assessor's Block and Lots: 4606/100; 4607/025; 4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/025, 026; 4597/025, 026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B (District 10). Recommendation to the Board of Supervisors to Approve the India Basin **General Plan Amendments**. Ordinance introduced by the Planning Commission to amend the following aspects of the General Plan: (1) the Bayview Hunters Point Area Plan by removing Policy 1.6 and Figure 6, which currently designate the subject site for light-industrial use and amending Figure 3 "Land Use Map"; (2) the Urban Design Element by amending Map 4, "Urban Design Guidelines for Height of Buildings"; (3) the Commerce and Industry Element by amending Map 1 "Generalized Commercial and Industrial Land Use Plan"; and (4) the Recreation And Open Space Element by amending Policy 2.4. The India Basin Mixed-Use Project would include the development of roughly 24 undeveloped acres (parcels and designated rights-of-ways) that would result in approximately 1,575 residential units, 209,000 gsf of non-residential use, up to 1,800 parking spaces, 1,575 bike parking spaces, 15.5 acres of new and improved publicly accessible open space, new streets and other public realm improvements. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2 (Heavy Industrial), M-1 (Light Industrial), and P (Public) Use Districts and 40-X Height and Bulk District.



*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 15a.  
 ACTION: Approved  
 AYES: Fong, Johnson, Koppel, Melgar, Richards  
 ABSENT: Hillis, Moore  
 RESOLUTION: [20250](#)

- 15f. [2014-002541PCAMAP](#) (M. SNYDER: (415) 575-6891)  
INDIA BASIN MIXED USE PROJECT – 900 INNES AVENUE and 700 INNES AVENUE – the area generally bounded by Innes Avenue on the southwest, India Basin Shoreline Park on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (District 10). Recommendation to the Board of Supervisors to approve the India Basin **Planning Code Text and Zoning Map Amendments** [Board File No. 180680]. Ordinance introduced by Supervisor Cohen to amend the Planning Code Text and Zoning Maps. Planning Code Text Amendment would include establishing a Special Use District (SUD) for the India Basin Mixed-Use Project. The India Basin SUD would modify specific Planning Code requirements related to permitted uses, ground floor frontage, building standards, off-street parking, dwelling unit exposure, off-street loading, signage, and would establish review procedures for phase approvals and building permits for the India Basin Mixed-Use Project. The SUD would also incorporate by reference a proposed “Design Standards and Guidelines” for India Basin that provides specificity on land use, open space, streets and streetscapes, parking and loading, buildings, and signage. Planning Code Zoning Map Amendments would include amending the following: (1) Planning Code Zoning Map 09 by rezoning Assessor’s Block and Lots 4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100, 101; 4630/005, 100; 4631/001, 002; 4644/001, 010, 010A, 010B; 010C, 011; 4645/001, 010, 010A, 011, 012, 013 from M-1 (Light Industrial) to MUG (Mixed Use General); 4646/002, 003, 003A, 019, 020 from NC-2 (Neighborhood Commercial, Small Scale) to P (Public); 4596/025, 4597/025 from M-2 to P, and 4646/001; 4629A/010; 4630/002 from M-1 to P. (2) Planning Code Special Use District Map 09 by zoning Assessor’s Block and Lots 4606/100; 4607/025; 4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/026; 4597/026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B to be within the India Basin Special Use District. (3) Planning Code Height and Bulk Map 09 by designating Assessor’s Block and Lots 4629A/010; 4630/002, 006, 007; 4596/025, 026;4597/025, 026;4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4646/001, 002, 003, 003a, 019, 020 from 40-X to OS (Open Space), and designating 4606/100; 4607/025; 4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/001, 004A, 005, 006, 006A, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a, 010, 010A, 011, 012, 013, 014, 015 from 40-X to 20/160-IB. The India Basin Mixed-Use Project would include the development of roughly 24 undeveloped acres (parcels and designated rights-of-ways) that would result in approximately 1,575 residential units, 209,000 gsf of non-residential use, up to 1,800 parking spaces, 1,575 bike parking spaces, 15.5 acres of new and improved publicly accessible open space, new streets and other public realm improvements. 900 Innes is a Recreation and Park Department owned property proposed to be developed for park use. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2

(Heavy Industrial), M-1 (Light Industrial), and P (Public) Use Districts and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 15a.  
 ACTION: Approved as amended by Staff  
 AYES: Fong, Johnson, Koppel, Melgar, Richards  
 ABSENT: Hillis, Moore  
 RESOLUTION: [20251](#)

- 15g. [2014-002541CWP-02](#) (M. SNYDER: (415) 575-6891)  
**INDIA BASIN MIXED USE PROJECT** – 700 Innes Avenue – the area generally bounded by Innes Avenue on the southwest, the Griffith Street right-of-way on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (largely excluding parcels with structures), Assessor’s Block and Lots: 4606/100; 4607/025; 4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/025, 026; 4597/025, 026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B (District 10). Adoption of India Basin **Design Standards and Guidelines Document (DSG)**, which would provide development controls and guidelines for the India Basin Mixed-Use Project for streets, open space, buildings and other features. The DSG would enable the India Basin Project, which would include the development of roughly 24 undeveloped acres (parcels and designated rights-of-ways) that would result in approximately 1,575 residential units, 209,000 gsf of non-residential use, up to 1,800 parking spaces, 1,575 bike parking spaces, 15.5 acres of new and improved publicly accessible open space, new streets and other public realm improvements. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2 (Heavy Industrial), M-1 (Light Industrial), and P (Public) Use Districts and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt*

SPEAKERS: Same as item 15a.  
 ACTION: Adopted  
 AYES: Fong, Johnson, Koppel, Melgar, Richards  
 ABSENT: Hillis, Moore  
 MOTION: [20252](#)

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*

(Continued from Regular hearing on July 12, 2018)

**Note: On July 12, 2018, after hearing and closing public comment, continued to July 26, 2018 by a vote of +6 -0 (Fong absent).**

SPEAKERS: = Michael Christensen – Staff report  
 + Peter Papadopoulos – Support  
 + Speaker - Support

ACTION: Approved with Conditions, limiting hours of operation between 7 am and 11 pm.

AYES: Fong, Johnson, Koppel, Melgar, Richards

ABSENT: Hillis, Moore

MOTION: [20253](#)

18. [2015-011274ENV](#) (J. NAVARRETE: (415) 575-9040)

150 EUREKA STREET – on the block bounded by 18<sup>th</sup> Street to the north, Eureka Street to the east, 19<sup>th</sup> Street to the south, and Douglass Street to the west (Assessor’s Block 2692, Lot 007) (District 8). 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 a 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*

(Continued from Regular hearing on July 12, 2018)

**Note: On July 12, 2018, after hearing and closing public comment, continued to July 26, 2018 by a vote of +6 -0 (Fong absent).**

SPEAKERS: = Joy Navarrete – Staff report  
 + Andrew Junius – Project comments  
 = Ozzie Rohm – Up zone

ACTION: Certified

AYES: Fong, Johnson, Koppel, Melgar, Richards

ABSENT: Hillis, Moore

MOTION: [20254](#)

## G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be

advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

19. [2016-015727DRP-02](#) (C. TOWNES: (415) 575-9195)  
[556 27<sup>TH</sup> STREET](#) – north side of 27<sup>th</sup> Street between Castro Street and Noe Street; Lot 080 in Assessor’s Block 6581 (District 8) - Request for **Discretionary Review** of building permit application No. 2016.1028.1418 within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The proposal includes the construction of a 4-story (above two-level basement), up to 40-foot tall residential building containing seven dwelling units upon a vacant 5,700 square foot lot. The building would contain approximately 17,137 gross square feet and include seven off-street parking spaces accessed via a new 12-foot wide curb cut, seven Class 1 and one Class 2 bicycle parking spaces, rear balconies and an approximately 1,200 square foot roof deck. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Staff Analysis: Full Discretionary Review

*Preliminary Recommendation: Take DR and Approve with Modifications*

(Continued from Regular Hearing on May 24, 2018)

SPEAKERS: = Chris Townes – Staff report  
 - Dee Moore – DR Requestor No. 1 presentation  
 - James Curran – DR Requestor No. 2 presentation  
 - Speaker – Opposition  
 - Adam Tom – Opposition  
 - Jaqueline Lydell – Opposition  
 - Elizabeth Ruben – Opposition  
 - John Friedman – Opposition  
 - Nick Anderson – Opposition  
 - Juan Monsanto – Opposition  
 - Ozzie Rohm – Opposition  
 + Glen Rescalvo – Project presentation

ACTION: Took DR and Approved with conditions as stipulated in the neighbor’s “Ask,” amending No. 2 by eliminating the requested third floor setback and decreasing the fourth floor setback to 13’6”; and eliminating No. 6 entirely.

AYES: Fong, Johnson, Koppel, Melgar, Richards

ABSENT: Hillis, Moore

DRA: [0601](#)

21. [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*

(Continued from Regular Hearing on July 19, 2018)

**NOTE: On May 24, 2018, after hearing and closing public comment, continued to July 19, 2018 by a vote of +6-0 (Richards absent).**

**On July 19, 2018, without hearing, continued to July 26, 2018 by a vote of +6 -0 (Hillis absent).**

**SPEAKERS:** = Ali Kirby – Staff report  
- Speaker – DR presentation  
- Speaker – Opposition  
- Pam Davis – Opposition  
- Marjorie Qualey – Opposition  
- Philip Meza – Opposition  
- Ozzie Rohm – Arrogance of power  
- Mark Herrman – Single family home  
+ Jeff Manaschi – Project presentation  
+ Patrick Murphy – Support

**ACTION:** Took DR and Approved with modifications, including that an NSR be recorded stipulating that if the common space becomes habitable space, that it must be converted into an ADU.

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

**ABSENT:** Hillis, Moore

**DRA:** [0602](#)

ADJOURNMENT – 7:18 PM  
ADOPTED AUGUST 23, 2018