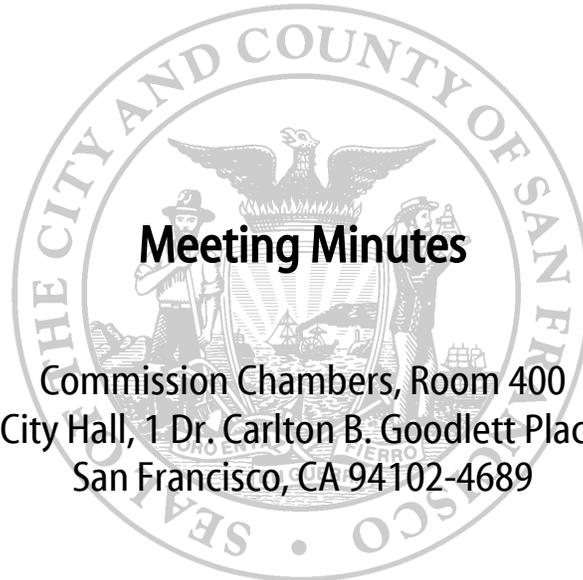


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, August 23, 2018
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:07 PM

STAFF IN ATTENDANCE: John Francis, Dori Ganetsos, Paolo Ikezoe, Aaron Starr, Robin Abad-Ocubillo, Neil Hrushowy, Josh Switzky, Linda Ajello-Hoagland, Esmeralda Jardines, Ella Samonsky, Marcelle Boudreaux, 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. 2018-007507MAP (A. STARR: (415) 558-6362)
1650-1680 MISSION STREET [BF 180474] – **Zoning Map Amendment**, sponsored by the Department of Real Estate, to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos.005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General

Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

(Proposed Continuance to September 27, 2018)

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

- 2a. 2015-004717DRP (M. CHRISTENSEN: (415) 575-8742)
11 GLADYS STREET – southeast side of Gladys Street; Lot 027 of Assessor's Block 5710 (District 9) – Request for **Discretionary Review** of Building Permit Application #201612084425 within a RH-2 (Residential, House – Two Family) and 40-X Height and Bulk District. The proposal includes a vertical addition to an existing single-family home. The proposal also includes interior alterations. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
(Proposed Continuance to October 18, 2018)

SPEAKERS: None
 ACTION: Continued to October 18, 2018
 AYES: Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Fong, Johnson

- 2b. 2015-004717VAR (M. CHRISTENSEN: (415) 575-8742)
11 GLADYS STREET – southeast side of Gladys Street; Lot 027 of Assessor's Block 5710 (District 9) – Request for **Variance** to the front setback requirement pursuant to Planning Code Section 132 and rear yard requirement pursuant to Planning Code Section 134 for the project involving a vertical addition to an existing single-family home. The proposal also includes interior alterations. The project is located within a RH-2 (Residential, House – Two Family) 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\(h\)](#).
(Proposed Continuance to October 18, 2018)

SPEAKERS: None
 ACTION: Acting ZA Continued to October 18, 2018

13. [2018-008654GPA](#) (A. BUTKUS: (415) 575-9129)
DOWNTOWN AREA PLAN AMENDMENT FOR 175 GOLDEN GATE AVENUE– Initiation of a **General Plan Amendment** to amend the San Francisco General Plan to revise Map 1 of the Downtown Area Plan to include 1650, 1660, 1670, 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 009, and 0010 in the C-3-G, Downtown General area; and making environmental findings, findings of consistency with the General Plan and the

Priority Policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340.

Preliminary Recommendation: Initiate

SPEAKERS: None
 ACTION: Continued to August 30, 2018
 AYES: Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Fong, Johnson

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

3. [2018-000948CUA](#) (S. ADINA: (415) 575-8722)
8 10TH STREET – southwest corner of 10th Street and Market Street; lot 041 of Assessor's Block 3507 (District 6) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 303.1 and 210.2 to establish a Formula Retail Gym (d.b.a. Orangetheory Fitness) within a C-3-G (Downtown-General) Zoning District and 320-S 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: Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Fong, Johnson
 MOTION: [20255](#)

4. [2018-004679CUA](#) (S. ADINA: (415) 575-8722)
711 EDDY STREET – southwest corner of Eddy Street and Polk Street; lot 014 of Assessor's Block 0742 (District 6) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 317(g)(3) to convert one residential unit within a 202 dwelling-unit senior affordable housing building into an accessory Institutional Use – Social Service Facility, providing on-site resident services for building tenants within a RC-4 (Residential-Commercial, High Density) Zoning District and 80-T 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: Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Fong, Johnson
 MOTION: [20256](#)

6. [2018-001243CUA](#) (M. CHRISTENSEN: (415) 575-8742)
 645 8TH STREET – northeastern side of 8th 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).
 (Continued from Regular hearing on July 26, 2018)
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Fong, Johnson
 MOTION: [20257](#)

C. COMMISSION MATTERS

7. Consideration of Adoption:
- [Draft Minutes for July 12, 2018](#)
 - [Draft Minutes for July 19, 2018](#)
 - [Draft Minutes for July 26, 2018](#)

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

8. Commission Comments/Questions

Commissioner Moore:

It is with great sadness, that I’d like to ask that we close today’s meeting in memory of Mary Gallagher, who unexpectedly passed away on July 31st and it is with great sadness that not only myself, as a Commissioner, but hearing from the community, we are all in disbelief about this untimely and early passing. Mary was the passionate voice for principled and good planning and she will be missed by all. I ask that we keep her in our memory.

President Hillis:

Thank you, Commissioner Moore, we will do that.

Commissioner Moore:

I have a few additional items I’d like to mention. One is a very interesting article which came through on Public Press, “Cities Seeking the Taxman on Vacant ‘Ghost Homes.’” The City is considering levying taxes for unoccupied units as well as unoccupied retail spaces. It’s a long article. I’d be happy to pass it around so that you guys – it is a URL. It is very worth reading article, particularly as it also reflects on techniques other cities are using. So we are not alone with this problem, but it is national, and actually also known

internationally. Particularly Canada is being quoted as an example who's dealing with it -- I'm passing this around. The second item is, European cities are facing many of the same problems as we do. It is the Ubers, it is the Airbnb's and I am just reading on my way back from Europe, an article how Europe is rising against Airbnb having a serious impact on housing - the shortage of housing and the detrimental effect on affordability. And the cities of Barcelona, Munich and Paris are leading with pushing back on Airbnb for the length of permitted rentals, and for fines that are mind blowing. If somebody exceeds 30 days, the fine is 600,000 euros. You may want to multiply that by 1.17, in order to get the equivalent of US dollars. This is a staggering amount, and I think, a great deterrent, I would like to pass that on to our gatekeeper, Kevin Guy, so that we are feeling more emboldened to look at comparable measures in this city. That is number one. There is an article in German for those not fluent in the language. I think those are my comments for today.

Commissioner Richards:

I just want to piggy backing on what Commissioner Moore said on the vacancy taxes. I would hope that, coming out of the Housing Affordability Study that were currently underway, that there would be legislated recommendations on how to actually solve the affordability issue up to and including these kinds of things, like vacant taxes and that. I really hope that we could expand that to include solutions too. Thank you.

D. DEPARTMENT MATTERS

9. Director's Announcements

John Rahaim, Planning Director:

Commissioners, I also was going to, and welcome back, by the way, to all of you. I was going to mention that untimely passing of Mary Gallagher. As you know, she was at one time, for a short period, the Zoning Administrator for the City and the Department. So Mary has a long history of working with us and with the community. So, we were fairly surprised and saddened by her passing as well. The second announcement I had was, is good news. You may recall that going back to 2005 or 6 there has been an ongoing series of litigation and lawsuits against the City on the housing element. It goes back to the 2004 Housing Element. You recall there was a court decision at that time that required the City to conduct a full blown EIR on the Housing Element. That was unprecedented for the time we were the first City in the State to have to do a full blown EIR on an element of the General Plan. And the City, then, because of the timing, we did an EIR on both the 2004 and 2009 Elements. That case has just been resolved this week in the Court of Appeals and the court found completely in the City's favor. So, we are very, very pleased about that. It has been a long time coming. I just wanted to do a shout out, if I may, for the key attorneys in the City Attorney's office who were involved on this. Audrey Pearson has been on this case for a decade, and spent a huge part of her career so far on this, so we thank her greatly for that and Jim Emmery at the City Attorney's office, as well as Kate Stacey here, who has been looking over all of our shoulders on this for a very long time. So, I just want to thank the City Attorney's office for all their work on this after all these years. Thank you.

Commissioner Moore:

Director Rahaim, was this ruling based on the EIR? It was based on the EIR.

John Rahaim, Planning Director:

It was -- the litigation was on the EIR itself, that's right.

Commissioner Moore:

Okay, thank you.

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

Jonas P. Ionin, Commission Secretary:

There is no report from the Board of Supervisors and the Historic Preservation Commission did not meet yesterday and there is no Board of Appeals report.

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: Pat Buscovitch – Access to the rear yard, variance fee waiver
 Speaker – Health and safety
 Georgia Schuttish – Mary Gallagher, 90 Woodland Avenue.
 Corey Smith – Legal analysis - AHAB

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.

11. 2015-010192CWP (J. FRANCIS: (415) 575-9147)
POTRERO POWER STATION – the area generally bounded by Illinois Street on the west, 23rd Street on the south San Francisco Bay on the East, and 22nd Street on the north, Assessor's Block and Lots: 4175/002; 4175/017; 4175/018; 4232/001; 4232/006; and non-assessed Port and City/County of San Francisco properties (District 10). This is an **Informational Presentation** on the proposed Potrero Power Station Mixed-Use Development Project, located in the Central Waterfront at the site of the former power station decommissioned in 2011 by then-owner Mirant Potrero LLC. Associate Capital, the project sponsor, seeks to redevelop the ~29-acre site for a multi-phased, mixed-use development, and activate a new waterfront open space. The proposed project would rezone the site, establish land use controls, develop design standards, and provide for development of residential, commercial (including office, research and development/life science, retail, hotel, and production, distribution, and repair), parking, community facilities, and open space land uses. The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District. The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from

65 to 300 feet. Overall, the proposed project would construct up to approximately 5.3 million gross square feet (gsf) of uses.

Preliminary Recommendation: None – Informational

SPEAKERS: = John Francis – Staff presentation
 + Jon Lau, MOEWD – Re-use plan
 + Enrique Landa – Sponsor comments
 + Kristen Hall – Design presentation
 = J.R. Eppler – Potrero Power Station plan
 = Speaker – Concerns and recommendations
 = Peter Lilenthal – Neighborhood history, presentation
 = Jared Domave – Outreach
 + Susan Eslick – Outreach plan
 Karen Angeline – Plan, outreach, Dogpatch waterfront
 + Vanessa – Support, visibility
 + Keith Goldstein – Landmark iconic tower
 + Emily Pearl – Support
 + Lev Bresnicki – Support
 + Ray Hernandez – Support
 - Speaker – Proposed density
 + Monica Wilson – Support
 = Corey Smith – Comments
 + Laura Clark – Community engagement

ACTION: None - Informational

5. [2018-006786CUA](#) (D. GANETSOS: (415) 575-9172)
170 9TH STREET – south west side between Mission and Howard Streets; Lot 008 of Assessor’s Block 3509 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 758 to permit the change of use from an industrial use to a Social Service Use (d.b.a. Positive Resource Center) at the first through third floors of an existing building with a proposed gross floor area of 24,995 square feet. The proposal will enable Positive Resource Center to offer integrated services such as: emergency financial assistance, case management of their Assisted Independent Living Program and Baker Supported Housing Program, computer training, legal advocacy, workforce development, and integrated health management services to its clients; and to provide office space for its employees. Interior tenant improvements and one new business sign at the front façade of the building are associated with this proposal. This site is located within a RCD (Regional Commercial District) Zoning District, Western SoMa Special Use District, Western SoMa Area Plan, and 55-X Height and Bulk District. 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

SPEAKERS: = Dori Ganetsos – Staff report
 + Joe Tui – Project presentation
 + Kate Cochran – Design presentation
 - Hugo – Opposed, better distribution citywide
 + Laura Clark – Support

ACTION: Approved with Conditions
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 MOTION: [20258](#)

12. [2000.0875CWP](#) (P. IKEZOE: (415) 575-9137)
2017 DOWNTOWN PLAN MONITORING REPORT – Informational Presentation - Chapter 10E of the San Francisco Administrative Code requires the Planning Department to complete annual reports to measure development trends in the Downtown against the goals of the Downtown Plan of the San Francisco General Plan. The report discusses employment and development trends, transportation, housing, fiscal revenues and other topics pertaining to the Downtown C-3 district for 2016. This is an informational item only, no action is necessary. The report is available for the public at the Planning Department and can be downloaded from the website at:
http://default.sfplanning.org/Citywide/Downtown_Plan_Monitoring_Report_2017.pdf
Preliminary Recommendation: None – Informational

SPEAKERS: = Paolo Ikezoe – Staff presentation
 ACTION: None - Informational

14. [2018-007507GPA](#) (A. STARR: (415) 558-6362)
DOWNTOWN AREA PLAN AMENDMENT FOR 1650, 1660, AND 1670 MISSION STREET – Initiation of a **General Plan Amendment** to amend the San Francisco General Plan to revise Map 1 of the Downtown Area Plan to include 1650, 1660, and 1670 Mission Street, Assessor’s Block No. 3512, Lot Nos. 005, 006, and 008, in the C-3-G, Downtown General area; and making environmental findings, findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340.
Preliminary Recommendation: Initiate

SPEAKERS: Aaron Starr – Staff report
 ACTION: Initiated and Scheduled a hearing on or after September 27, 2018
 AYES: Fong, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis, Johnson
 RESOLUTION: [20259](#)

15. [2015-001821GPA](#) (R. OCUBILLO: (415) 575-9123)
CENTRAL WATERFRONT - DOGPATCH PUBLIC REALM PLAN – Approve a proposed ordinance that would adopt **General Plan Amendments**. The amendments are intended to incorporate the Central Waterfront – Dogpatch Public Realm Plan by reference in the General Plan to establish a clear guiding framework for investments in complete streets, parks and open spaces within the Central Waterfront – Dogpatch Public Realm Plan Area. Future public and private public realm projects would follow the guidance and prioritization framework set forth in the Central Waterfront – Dogpatch Public Realm Plan. The current land use policies and zoning in the Central Waterfront Area Plan will remain unchanged.
Preliminary Recommendation: Approve

SPEAKERS: Robin Abad-Ocubillo – Staff report

Neil Hrushowy – Comments

ACTION: Approved
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 RESOLUTION: [20260](#)

16. [2014-002541DVA](#) (J. SWITZKY: (415) 575-6815)
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.
 (Continued from Regular hearing on July 26, 2018)
Preliminary Recommendation: Approve

SPEAKERS: = Josh Switzky – Staff report
 + Anne Taupia – Project overview
 + Todd David – Grocery store, affordable housing
 + Michael Hammond – Bigger and taller, support
 + Chester Meadows – Positive change in the community
 + Megan Mitchell – Neighborhood improvements
 + Scott Feeney – Support

ACTION: Approved
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 RESOLUTION: 20261

17. [2016-012030ENX](#) (L. HOAGLAND: (415) 575-6823)
255 SHIPLEY STREET – southeast side of Shipley Street (thru lot to Clara Street); lots 070 and 071 of Assessor’s lock 3753 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to demolish an existing 8,650 square foot (sq. ft.) industrial building and construct a four-story-over-basement (43-ft, 9-inches tall), 37,830 sq. ft., mixed-use building with 24 residential units, 4,365 sq. ft. of Production, Distribution and Repair (PDR), and five off-street parking spaces. The project is seeking exceptions to the Planning Code requirements for 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); and street frontage-ground floor (Planning

Code Section 145.1). The project site is located within a MUR (Mixed-Use Residential) Zoning District and 45-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Linda Ajello-Hoagland – Staff report
 + Jody Knight – Project presentation
 + Stanley Saitowitz – Design presentation
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 MOTION: [20265](#)

- 18a. [2018-000497CUA](#) (E. JARDINES: (415) 575-9144)
[350 2ND STREET](#) – south side of 2nd Street and east side of Dow Place on Lot: 003 in Assessor’s Block 3750 (District 6) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 842.49 to establish a hotel use within the Mixed Use Office (MUO). The proposed Project includes new construction of a 14-story with a 7-story podium hotel building with a ground floor 2,975-square foot restaurant and bar, a 166,415-square foot tourist hotel with 297 guest rooms, and 2,350 square feet of privately owned usable open space within a Mixed Use Office (MUO) Zoning District and 130-E Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Esmeralda Jardines – Staff report
 + Mark Loper – Project presentation
 + Mark Schwepman – Design presentation
 + Connie Ford – Support
 + Speaker – Good jobs
 + Gina Cariaga – Support
 + Danny Campbell – Support
 + Ed Thompson – Support
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 MOTION: [20262](#)

- 18b. [2018-000497ENX](#) (E. JARDINES: (415) 575-9144)
[350 2ND STREET](#) – south side of 2nd Street and east side of Dow Place on Lot: 003 in Assessor’s Block 3750 (District 6) – Request for a **Large Project Authorization** pursuant to Planning Code Sections 329 and 842 to construct a new 130-foot tall 14-story with a 7-story podium hotel building with a ground floor 2,975-square foot restaurant and bar, a 166,415-square foot tourist hotel with 297 guestrooms, and 2,350 square feet of privately owned usable open space. The Project is not seeking any exceptions under the Large Project Authorization. The proposed Project is located within a Mixed Use Office (MUO) Zoning District and 130-E Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 18a.
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 MOTION: [20263](#)

19. [2014-001400ENX](#) (E. SAMONSKY: (415) 575-9112)
2750 19TH STREET – located at the northeast corner of Bryant and 19th Streets, Lot 004A in Assessor’s Block 4023 (District 10) - Request for a **Large Project Authorization**, pursuant to Planning Code Section 329, for the demolition of an existing industrial building, with the exception of the brick facade, and new construction of a six-story, 68-foot tall, mixed-use building (measuring approximately 72,365 square feet) with 60 dwelling units, approximately 10,000 square feet ground floor Production, Distribution and Repair (PDR) space, 24 below-grade off-street parking spaces, two car-share parking space, 84 Class 1 bicycle parking spaces, and 13 Class 2 bicycle parking spaces. The Project includes 4,800 square feet of common open space roof deck. Under the LPA, the project is seeking an exception to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134) and 2) dwelling unit exposure (Planning Code Section 140). The project site is located within the UMU (Urban Mixed-Use) and 68-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
 (Continued from Regular Meeting on June 28, 2018)
Preliminary Recommendation: Approve with Conditions
Note: On November 20, 2017, after hearing and closing public comment, continued to January 25, 2018 by a vote of +5 -1 (Johnson against; Hillis absent).
On January 25, 2018, after hearing and closing public comment, continued to March 15, 2018 by a vote of +4 -1 (Melgar against; Fong, Johnson absent).
On March 15, 2018, without hearing, continued to May 10, 2018 by a vote of +6 -0 (Melgar absent).
On May 10, 2018, without hearing, continued to June 7, 2018 by a vote of +6 -0 (Richards absent).
On June 7, 2018, without hearing, continued to June 28, 2018 by a vote of +7 -0.
On June 28, 2018, without hearing, continued to August 23, 2018 by a vote of +6 -0 (Melgar absent).

SPEAKERS: = Ella Samonsky – Staff report
 + Annie Rotuneum – Project presentation
 + Steve Perry – Design presentation
 - Larisa Pedroncelli – Retail rent
 - Peter Papadapolous – Transparency
 - Kelly Hill – More time
 + Mary Papolous – Support
 - Speaker – More time
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Koppel, Melgar, Richards
 NAYS: Moore
 ABSENT: Johnson
 MOTION: [20264](#)

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.

20. [2017-006758DRP](#) (E. SAMONSKY: (415) 575-9112)
1722 27TH AVENUE – east side between Moraga and Noriega Street; Lot 046 in Assessor's Block 2023 (District 15) – Request for **Discretionary Review** of Building Permit Application No. 2017.0519.7060, to construct a vertical (third floor) and horizontal rear addition of approximately 1,835 square feet, and to add an accessory dwelling unit (per Ordinance 95-17) to the ground floor of an existing single family home within a RH-1 (Residential, House – One Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
 (Continued from Regular Meeting on June 28, 2018)
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Marcelle Boudreaux – Staff report
 - Cee Cee Sefronas – DR presentation
 - Constance Kobayashi – Number of bedrooms, precedence
 - Dennis Shay – Number of bedrooms, precedence
 - Stan Attis – Safety, traffic
 + Bill Guan – Project presentation
 + Raymond – Project presentation
 + Scott Feeney - Support

ACTION: Took DR and Approved with modifications:
 1. Eliminate the front third floor roof deck;
 2. Eliminate the staircase from the first to second floors (adjacent to the ADU); and
 3. Continue working with staff to provide additional light and air to the ADU.

AYES: Fong, Hillis, Koppel, Melgar, Richards

NAYS: Moore

ABSENT: Johnson

DRA: [0603](#)

21. [2016-016222DRP](#) (C. ALEXANDER: (415) 575-8724)
2131 41ST AVENUE – west side of 41st Avenue between Quintara and Rivera Streets; Lot 008 of Assessor's Block 2176 (District 4) - Request for **Discretionary Review** of Building Permit Application 2016.1114.2536 within a RH-1 (Residential, House – One Family) and 40-X Height and Bulk District. The proposal includes the remodel of an existing two story single-family home with a horizontal addition to the rear of the building at the existing first and second levels and a stair penthouse up to the third level roof deck. The proposal also includes 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 Discretionary Review and Approve

SPEAKERS: = Marcelle Boudreaux – Staff report
 - Joel Sturm – DR presentation
 - Speaker – Views
 + Deborah Wells – Project presentation
 + Gary Gee – Design presentation
 + Jeff Rocka – Support
 - Monte Travis

ACTION: No DR, approved as amended

AYES: Fong, Hillis, Melgar, Moore, Richards

ABSENT: Johnson, Koppel

DRA: [0604](#)

ADJOURNMENT IN MEMORY OF MARY GALLAGHER – 5:55 PM

ADOPTED SEPTEMBER 6, 2018