

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, October 4, 2018
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:29 PM

STAFF IN ATTENDANCE: Aaron Starr, Audrey Butkus, Diego Sanchez, Cathleen Campbell, Esmeralda Jardines, Gabriela Pantoja, Christopher May, Nicholas Foster, David Winslow, Natalia Kwiatkowska, 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. 2017-012484DNX (E. SAMONSKY: (415) 575-9112)
150 EXECUTIVE PARK BOULEVARD – west side of Thomas Mellon Drive between Executive Park Blvd North and Harney Way, Lot 086 in Assessor's Block 4991 (District 10) - Request for **Design Review** in the Executive Parking Special Use District, pursuant to Planning Code Sections 309.1 and 309.2, for construction of a six-story, 68-foot tall, residential building

(measuring approximately 124,501 gross square feet) containing up to 74 dwelling units, 84 class 1 bicycle parking spaces, 4 class 2 bicycle parking spaces and up to 88 basement level off-street parking spaces within a RC-3 (Residential-Commercial, Medium-Density) Zoning District and 65/240-EP Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions
(Proposed Continuance to October 18, 2018)

SPEAKERS: Jeanie Wong – Continuance date
 ACTION: Continued to October 25, 2018
 AYES: Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong, Richards

2. 2017-002545DRP (C. MAY: (415) 575-9087)
2417 GREEN STREET – south side of Green Street, between Pierce and Scott Streets; Lot 028 in Assessor’s Block 0560 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2017.04.28.5244 proposing to construct 1- and 3-story horizontal rear additions, construct 3rd and 4th floor vertical additions, and lower all floor plates in the existing single-family dwelling by approximately 2 feet. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet, and would include a one-bedroom accessory dwelling unit measuring approximately 1,023 square feet on the first floor. The project also proposes the partial excavation of the rear yard for a sunken terrace, façade alterations, and interior modifications including the expansion of the existing basement level garage to accommodate another vehicle within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve
 (Continued from Regular Hearing on July 12, 2018)
(Proposed Continuance to November 29, 2018)

SPEAKERS: Tom Tunny – Repeated continuance
 ACTION: Continued to November 29, 2018
 AYES: Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong, Richards

- 13a. [2017-001270CUA](#) (D. VU: (415) 575-9120)
3140-3150 16TH 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 Use, 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, exterior façade repairs, 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 a 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: Approve with Conditions
(Continued from Regular hearing on July 26, 2018)

SPEAKERS: None
ACTION: Continued to November 15, 2018
AYES: Hillis, Johnson, Koppel, Melgar, Moore
ABSENT: Fong, Richards

- 13b. [2017-001270VAR](#) (D. VU: (415) 575-9120)
3140-3150 16TH 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, 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, exterior façade repairs, 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 a Valencia Street NCT (Neighborhood Commercial – Transit) Zoning District and 55-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on July 26, 2018)

SPEAKERS: None
ACTION: Acting ZA Continued to November 15, 2018

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. [2016-015056CUA](#) (A. LINDSAY: (415) 575-9178)
1101 GREEN STREET – southwest corner of the Leavenworth Street and Green Street intersection, Lot 026 of Assessor’s Block 0125 (District 3) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1 and 303(c), to install a Sirius XM satellite radio facility. Sirius XM proposes to install (1) new panel antenna; install (1) new VSAT dish; install (1) new RX dish; and install (1) new cabinet on equipment platform. The proposed antenna will be painted to match existing penthouse. The subject property is located within a RH-3 (Residential – House, Three Family), and 40-X Height and Bulk Districts. 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, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong
 MOTION: [20286](#)

4. [2018-001707CUA](#) (A. LINDSAY: (415) 575-9178)
400 BEALE STREET – south corner of the Harrison Street and Beale Street intersection, Lot 12-259 of Assessor’s Block 3766 (District 9) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303(c) and 827, to install a rooftop Sirius XM facility. Sirius XM proposes to install (1) new panel antenna; install (1) new RX dish; install (1) new GPS antenna; and install (1) new cabinet on steel platform. The proposed antenna will be painted to match existing rooftop and penthouse. The subject property is located within the RH-DTR (Rincon Hill Downtown Residential Mixed-Use District), and 65-X Height and Bulk Districts. 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, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong
 MOTION: [20287](#)

5. [2017-015669CUA](#) (C. CAMPBELL: (415) 575-8732)
733 TARAVAL STREET – between 17th & 18th Avenue, Lot 044 in Assessor’s Block 2708 (District 14) - Request a **Conditional Use Authorization**, pursuant to Planning Code Section 303, 711, and 781.1, to amendment to the Conditions of Approval under Motion No.11895, an approved full-service restaurant (d.b.a. “Odumak Korean Cuisine”). Specifically, the proposal is to amend the conditioned hours of operation from 7:00 am – 9:00 pm to 6:00 am – 2:00 am within a NC-2 (Neighborhood Commercial, Small-Scale) Zoning District, Taraval Street Restaurant Subdistrict, 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: None
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong
 MOTION: [20297](#)

C. COMMISSION MATTERS

6. Commission Comments/Questions

Commissioner Richards:

Just one thing today -- a couple of weeks ago I actually attended a Historic Preservation Commission meeting and realized in the course of, that there are lots of items that we share in common, concerning, you know, we talked about things being historic and kind of

what the plan is for the City. And I had urged the, during public comment, I urged the Historic Preservation Commission to request a joint hearing with us. We have not had one since I have been a commissioner. And they unanimously did and I hope that we can schedule one soon.

President Hillis:

All right I think we can do that.

Commissioner Moore:

I appreciate the Department's memo updating us on 2815 Diamond Street. The grocery store towards the edge of the neighborhood not taking any stand, just appreciating the update. Another issue, the Governor did not sign Senate Bill 905, allowing bars to stay open between 2:00 and 4:00 am. I think that is an interesting discussion when we move forward, considering its application in San Francisco.

D. DEPARTMENT MATTERS

7. Director's Announcements

None

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

Aaron Starr:

Next the Committee considered Amendments to the Central SoMa Plan, continued from the July 23rd Land Use hearing. This commission heard these amendments to the Plan on September 27th and voted unanimously to approve the amendments with modifications.

At the Land Use Committee there were about 20 public comments covering a range of topics, including:

- Support for restoring funding for the Old Mint at \$20mn;
- Calls for additional anti-displacement policies for residents, small businesses, and non-profits, both within the Plan and more broadly;
- A desire for a greater quantity and more accessible open spaces, including requests that future open spaces serve youth and families; and
- Feedback from SF Flower Mart vendors who oppose seeing residential development on the site due to potential conflicts with their operations.

Following that, Supervisor Kim responded to some of the public comments, describing potential ways of increasing affordable housing, including evaluating the existing Jobs-Housing Linkage Fee and considering legalization of live-work lofts. She introduced several amendments that included most of the Planning Commission recommendations and indicated there would be additional amendments at the next hearing on October 15th. The Committee then voted to approve the additional amendments and to continue the Plan to the next hearing on 10/15.

Government Audit and Oversight Committee

Yesterday the Government Audit and Oversight Committee held a hearing on the Civil Grand Jury report issued earlier this summer on ADUs and Modular Housing. The jurors themselves presented overall findings, and Planning, DBI, Fire and MOH offered presentations outlining responses to the report that were published last month. Planning's response focused on ADUs, and highlighted major permit streamlining improvement. In response to the Report, the various city agencies agreed to review our Codes and provide recommendations to the Board by April 2019. We also agreed to continue interagency meetings to facilitate more streamlined permit review, and Planning will begin outreach to design professionals, and to single-family homeowners by years' end.

The Supervisors were required to respond to the report as well. They adopted a resolution to have Planning and the legislative budget office analyze fee waivers for ADU projects. Supervisor Peskin made a friendly edit to the draft resolution that was more in line with Planning's findings that overall construction costs are a larger barrier for homeowners than permit fees as the jury found. Supervisor Kim recommended better coordination between Departments for data tracking.

This item was continued, and a follow-up hearing is anticipated in six months.

Full Board

- 180787 Hearing - Appeal of Conditional Use Authorization - 143 Corbett Avenue. Staff: Horn/Starr.

First on the Board's agenda was the Appeal for the Conditional Use Authorization for 143 Corbett Avenue. The appellant and the property owner were able to come to an agreement with the help of Supervisor Mandelman's office, resulting in the appeal being withdrawn. As a result, there was no public comment and the Board voted to uphold this commission's CU approval.

- 180841 Hearing - Appeal of Final Environmental Impact Report Certification - India Basin Mixed-Use Project.

Next was the appeal for the Final EIR for the India Basin Project. Unfortunately, at the last minute the Air Board submitted a list of additional air quality mitigation measures for this project. Staff, the Board, and the public did not have time to fully digest and evaluate these new proposals, so the environmental appeal had to be continued. The Board continued the hearing to October 22 to provide more time for analysis.

- 180816 General Plan - India Basin Mixed-Use Project. Sponsor: Planning Commission. Staff: Snyder.
- 180680 Planning Code, Zoning Map - India Basin Special Use District. Sponsor: Cohen. Staff: Snyder.
- 180681 Development Agreement - India Basin Investment LLC - India Basin Project - Innes Avenue at Griffith Street Sponsor: Cohen. Staff: Snyder.

Because of the Environmental Appeal for the India basis project was continued, the three India Basin action items also had to be continued.

Tim Frye, Preservation Officer:

I'm here to share with you a few items from yesterday's Historic Preservation Commission hearing. As I know you like photos, I am passing out a couple examples of the presentation that staff gave regarding this year's Mills Act cycle.

There is a variety -- I believe there are six applications that were before the Commission. All were approved unanimously and will move forward to the Full Board and the Government Audit and Oversight Committee for consideration. Properties included were part of the Hayes Valley National or California Registered District, the Kearny-Market-Mason-Sutter Conservation District, Duboce Park Landmark District, Webster Street Landmark District and a few others. Also of note, the Commission reviewed a revised Mills Act application for the 2019 cycle. This is based on comments provided by the Government Audit and Oversight Committee around making the Mills Act program more accessible to the general public. The Commission overall was supportive of the proposed amendments that staff has produced. I have a copy of that application to share with you. And the two items of note are, one is we have outlined qualifying, a list of qualifying scopes of work to make it very clear to the public of what types of work that could qualify under a Mills Act application.

And then second, to provide more clarity in the process and to align more with the City's broader goals. There are now priority consideration criteria which include necessity, investment, distinctiveness, recently designated city landmarks, and properties that house legacy businesses. So, the Government Audit and Oversight Committee will review these amendments when they are reviewing the rest of the Mills Act applications later this year and we hope to have this application go into effect in January of 2019. And finally, the Commission also renewed its Delegation of Minor Scopes of Work. These are projects that it finds to be routine in nature, and delegates that work back to staff level approval, so that a public hearing is not required. Those staff level approvals are still appealable to the Board of Appeals, Board of Supervisors or to the Historic Preservation Commission, depending on what is being appealed at that time.

Two items to note, that they have expanded or included in their delegation, one is facade restoration and the second is the conversion of garages to ADU's in order to expedite that process. And as long as those projects are adhering to our ADU Design Guidelines, the Commission felt that staff is well-equipped to review and approve those types of projects. So, that concludes my report unless you have any comments.

Commissioner Richards:

Just one question Mr. Frye. So, interestingly enough, 587 Waller Street, and then I look at the next page, 354-356 San Carlos. Mills Act actually applies to facade restorations as well?

Tim Frye, Preservation officer:

That is correct.

Commissioner Richards:

That is interesting. That's great. Thank you.

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 – Adjusting demo calculations
Neil Ballard – Ocean Avenue arts and theatre use
Speaker – Finances

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.

9. [2018-001876PCA](#) (A. BUTKUS: (415) 575-9129)
OBSTRUCTIONS IN REQUIRED SETBACKS, YARDS AND OPEN SPACE – Amending the Planning Code to allow in required setbacks, yards, and usable open space all projections of an architectural nature if they meet the specified requirements and to allow bay windows that do not meet the specified requirements to apply for a Zoning Administrator waiver; adopting findings, including environmental findings, Planning Code Sections 302 findings, and findings of consistency with the General Plan and Planning Code Section 101.1.

Preliminary Recommendation: Approve

SPEAKERS: = Audrey Butkus – Staff report
+ David Gast – Support, provides more flexibility
+ Ross Levy – Support, design diversity
ACTION: Approved
AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
ABSENT: Fong
RESOLUTION: [20298](#)

- 10a. [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 19, 2018)

SPEAKERS: = Diego Sanchez – Staff report
+ Jack Gallagher, Aide to Sup. Stefani – Amendment description
- Speaker – No notice, nuisances associated with bars

= Speaker – Properties in my name
 - Amanda Scott – Opposition
 + Project sponsor – Available for questions

ACTION: Approved with Modifications
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong
 RESOLUTION: [20299](#)

- 10b. [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 19, 2018)

SPEAKERS: Same as item 10a.
 ACTION: Approved with Modifications
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong
 RESOLUTION: [20299](#)

11. [2018-012268PCA](#) (D. SANCHEZ: (415) 575-9082)
LIQUOR STORES IN THE NORTH BEACH – Planning Code Amendment to provide that temporary closure of a liquor store in the North Beach Neighborhood Commercial District (NCD) as a result of a fire is not an abandonment of such use, and that relocation of such use to another location in the North Beach NCD does not require a new Conditional Use permit; 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

SPEAKERS: = Diego Sanchez – Staff report
 + Sunny Angulo, Aide to Sup. Peskin – Proposed amendments
 ACTION: Approved with Modifications
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong
 RESOLUTION: [20300](#)

12. [2018-001018CUA](#) (C. CAMPBELL: (415) 575-8732)
1963 OCEAN AVENUE – between Ashton Avenue & Victoria Street, Lot 020 in Assessor’s Block 6915 (District 13) - Request a **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 755, to amendment to the Conditions of Approval under Motion No. 19271, an approved tobacco paraphernalia establishment (Electronic Cigarette and Steam Hookah Lounge d.b.a. “Happy Vape”). Specifically, the proposal is amend the conditioned hours of operation from 11:00 am – 10:00pm to 10:00 am – 2:00 am within the Ocean Avenue NCT (Neighborhood Commercial - Transit) District and 45-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: = Cathleen Campbell – Staff report
 + Stefano Cassolato – Project presentation
 + Blake He – Project presentation
 + Rodney – Evening activity
 + Neil Ballard – Support
 + Roland Shei – Expansion of hours
 + Mike – Support
 + George Lee – Support
 - Speaker – Change is important

ACTION: Approved with Conditions

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

ABSENT: Fong

MOTION: [20301](#)

- 14a. [2015-014148ENX](#) (E. JARDINES: (415) 575-9144)
1245 FOLSOM STREET – between 8th and 9th Street – Lot 041 in Assessor’s Block 3756 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, for the new construction of a new six-story, 64-ft tall, mixed-use building (approximately 24,102 square feet) along Folsom Street and a five-story, 45-ft tall, residential building (approximately 16,335 square feet) along Ringold Street with 37 dwelling units across two buildings (consisting of: 14 studios, 7 1-bedroom units, 14 2-bedroom units, and 2 3-bedroom units) and a total of 3,553 ground floor retail use, 18 below-grade off-street parking. Under the Large Project Authorization, the Project is requesting exceptions from certain Planning Code requirements, including: 1) rear yard pursuant to (Section 134); 2) usable open space pursuant to (Section 135); 3) dwelling unit exposure pursuant to (Section 140); and, 4) dwelling unit mix (Section 207.6). The Project site is located within a Folsom Street NCT (Neighborhood Commercial – Transit) and the RED-MX (Residential Mixed Use) Zoning Districts, the Western SoMa Special Use District, and 45-X and 65-X Height and Bulk Districts. 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 Dimalanta – Project presentation
 - Bill Pollack – Safety concerns, aesthetics
 - Pio Magar – Massive development
 - Julia Van de Walle – Negative impacts
 = Andrew Tang – Mitigate windows

ACTION: Approved with Conditions as amended:

1. Eliminate property line windows; and
2. Continue working with Staff on design improvements and nested bedrooms.

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

ABSENT: Fong

MOTION: [20302](#)

- 14b. [2015-014148VAR](#) (E. JARDINES: (415) 575-9144)
1245 FOLSOM STREET – between 8th and 9th Streets – Lot 041 in Assessor’s Block 3756 (District 6) – Request for a **Variance** from the Zoning Administrator to address the Planning Code requirements for: rear yard (Section 134), usable open space (Section 135), and dwelling unit exposure (Section 140), for the proposed project involving new construction of a new six-story, 64-ft tall, mixed-use building (approximately 24,102 square feet) along Folsom Street and a five-story, 45-ft tall, residential building (approximately 16,335 square feet) along Ringold Street with 37 dwelling units across two buildings (consisting of: 14 studios, 7 1-bedroom units, 14 2-bedroom units, and 2 3-bedroom units) and a total of 3,553 ground floor retail use, 18 below-grade off-street parking. The Project site is located within the Folsom Street NCT (Neighborhood Commercial – Transit) and the RED-MX (Residential Mixed Use) Zoning Districts, the Western SoMa Special Use District, and the 45-X and 65-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

SPEAKERS: Same as item 14a.

ACTION: ZA Closed the PH and indicated an intent to Grant

15. [2017-012974CUA](#) (E. JARDINES: (415) 575-9144)
1690 FOLSOM STREET – between 12th and 13th Street – Lot 040 in Assessor’s Block 3515 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 844.46 to establish three formula retail uses (DBA Target, CVS Pharmacy, and Starbucks) within an existing retail sales and service building (measuring approximately 40,247 square feet). The Project site is located within a WMUG (Western SoMa Mixed Use-General) Zoning District, Western SoMa Special Use District, and 55/65-X Height and Bulk Districts. 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
 + John Dewes – Project presentation
 Speaker

ACTION: Approved with Conditions

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

ABSENT: Fong

MOTION: [20303](#)

16. [2018-009337CUA](#) (G. PANTOJA: (415) 575-8741)
3939 24TH STREET – between Noe and Sanchez Streets, Lot 034 in Assessor’s Block 6508 (District 7) - Request a **Conditional Use Authorization** pursuant to Planning Code Sections 202.3, 303, and 728 for the removal of an existing general grocery store use greater than 5,000 square feet in size at an existing one-story commercial building within the 24th Street- Noe Valley NCD (Neighborhood Commercial) 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: = Gabriela Pantoja – Staff report
 + Dan Fratin – Project presentation
 + Deborah Niemann – Support
 - Anastasia Yovanopoulos – No outreach
 - Carolyn Kenady – Add housing

ACTION: Approved with Conditions adding a finding that the Project Sponsor explore a housing component.

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

ABSENT: Fong

MOTION: [20304](#)

- 17a. [2018-000908CUA](#) (C. MAY: (415) 575-9087)
2601 VAN NESS AVE – northwest corner of Van Ness Avenue and Filbert Street, Lot 002A in Assessor's Block 0522 (District 2) - Request for **Conditional Use Authorization** to permit residential off-street parking in excess of 0.5 spaces per dwelling unit pursuant to Planning Code Section 151, building height greater than 40 feet in an RC-3 Zoning District pursuant to Planning Code Section 253, and a bulk exception for the portion of the building greater than 40 feet in height pursuant to Planning Code Section 271 to allow for the construction of a nine-story, 84-foot tall building with 60 dwelling units above approximately 6,734 square feet of commercial uses, 70 below-grade parking spaces, 1 car-share parking space, 61 Class 1 bicycle parking spaces, and 9 Class 2 bicycle parking spaces on the currently vacant subject lot within a RC-3 (Residential-Commercial, Medium-Density) Zoning District and 65-A 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: = Christopher May – Staff report
 + Mark Loper – Project presentation
 + Albert Costa – Design presentation
 + Laura Clark – Support, Home SF
 - Diane Josephs – Concerns and issues
 + Sherman King – Support
 + Andy Tang – Support
 - Dennis Blum – Too large, too tall
 - Mary Russell – Opposition
 + Julia Low – Support
 + Rita Ping – Support
 + Gerald Green – Support, Home SF
 + Shirley Tang – Support
 - Joan Povaldo – Skip commercial space
 + Sally Leung – Support

ACTION: Approved with Conditions as amended for the Project Sponsor to continue working with Staff on:

1. Reduced roof deck;
2. Reduced parking ratio; and
3. Soften the massing by tapering down to adjacent structures along Filbert, without loss of units.

AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong
 MOTION: [20305](#)

- 17b. [2018-000908AHB](#) (C. MAY: (415) 575-9087)
2601 VAN NESS AVE – northwest corner of Van Ness Avenue and Filbert Street, Lot 002A in Assessor’s Block 0522 (District 2) - Request for **HOME-SF Project Authorization** with a zoning modification to the dwelling unit exposure requirements of Planning Code Section 140, and exceptions to the rear yard requirements of Planning Code Section 134 and non-residential use size limits of Planning Code Section 209.3 to allow for the construction of a nine-story, 84-foot tall building with 60 dwelling units above approximately 6,734 square feet of commercial uses, 70 below-grade parking spaces, 1 car-share parking space, 61 Class 1 bicycle parking spaces, and 9 Class 2 bicycle parking spaces on the currently vacant subject lot within a RC-3 (Residential-Commercial, Medium-Density) Zoning District and 65-A 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 17a.
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong
 MOTION: [20306](#)

18. [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, within the Polk Street NCD (Neighborhood Commercial) Zoning District and 65-A Height and Bulk District. 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 September 27, 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).

On July 26, 2018, without hearing, continued to September 27, 2018 by a vote of +6 -0 (Hillis absent).

On September 27, 2018, without hearing, continued to October 4, 2018 by a vote of +7 -0.

SPEAKERS:

- = Nicholas Foster – Staff report
- + Jim Reuben – Project presentation
- + Rob Isaacson – Project presentation
- + John Addeo – Support
- + Speaker – Support
- Pamela Desvernine – Opposed
- Louise Mercier – Issues and concerns
- + Jim Warshell – Support
- Speaker – Opposed
- Ray Bair – Opposed
- Speaker – Opposed
- Tim McLaughlin – Opposition
- + Speaker – Support
- Michael Priolo – Opposition
- Vasser – Should be housing
- Kevin Gleason – Working and living in the area
- Kathy Wizowski – Opposition
- Leslie Van Dyke – Housing
- Mitchel Berg – Opposition
- Joseph Omran – Opposed
- + Sara Taber – Grocery store needed
- Stephanie Chang – Unnecessary
- Gavin Jefferies
- Richard Cardello
- + Speaker
- Drakari Donaldson – Opposed, housing
- Paul Webber – Opposition
- + Dick Wayman – Support
- + Tiffany Yang – Support
- Speaker
- + Leslie Bull
- Anastasia Yovanopoulos
- Chris Schulman – Housing
- Dick Mortenson – Opposed

ACTION: After hearing and closing PC; Continued to November 8, 2018 with direction from the Commission.

AYES: Hillis, Johnson, Koppel, Richards

NAYS: Moore

ABSENT: Fong, Melgar

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. [2017-015997DRP](#) (D. WINSLOW: (415) 575-9159)
1871 GREEN STREET – between Laguna and Octavia Streets; Lot 023 in Assessor’s Block 0554 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2017.1204.5366, for construction of a rear and side horizontal addition to an existing 2-story single-family home within a RH-2 (Residential, House, Two-Family,) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff report
 + David Heath – Project presentation
 ACTION: No DR
 AYES: Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Fong, Melgar
 DRA: [0615](#)

20. [2015-014892DRP](#) (D. WINSLOW: (415) 575-9159)
345 RIVERA STREET – near 14th Avenue; Lot 026A in Assessor’s Block 2336 (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2016.1024.1031, for construction of a vertical addition, set back 14’ from the front façade, and a side horizontal addition to an existing 2-story 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\(h\)](#).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff report
 - Speaker – DR requestor
 + Tim Young – Project presentation
 ACTION: Took DR and approved with Staff’s recommended modifications and for the Project Sponsor to continue working with Staff.
 AYES: Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Fong, Melgar
 DRA: [0616](#)

21. [2015-009945DRP](#) (D. WINSLOW: (415) 575-9159)
1418 DIAMOND STREET – between 27th Street and Duncan; Lot 003 in Assessor’s Block 6588 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2012.0731.6173, for construction of a 2-story horizontal rear addition, an addition of an elevator penthouse, and changes to the front façade to an existing 3-story 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\(h\)](#).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

- SPEAKERS: = David Winslow – Staff report
- Susan Shalit – DR Requestor
- Lorraine Aiken – Opposition
- Speaker – Notice, privacy, continuance
+ Jason Kaldis – Project presentation
+ Speaker – Project sponsor
= Natalia Kwiatkowska – ADU open space
- ACTION: Took DR and approved without the elevator shaft, catwalk and ladder.
Noting that a reduced roof deck with hatch would be acceptable.
- AYES: Hillis, Johnson, Koppel, Moore, Richards
- ABSENT: Fong, Melgar
- DRA: [0617](#)

ADJOURNMENT – 7:22 PM
ADOPTED OCTOBER 18, 2018