

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, November 29, 2018**  
**1:00 p.m.**  
**Regular Meeting**

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

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

STAFF IN ATTENDANCE: Aaron Starr, Ashley Lindsay, David Winslow, Sheila Nickolopoulos, Audrey Butkus, Diego Sanchez, Chris Townes, David Weissglass, Gabriela Pantoja, Doug Vu, 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. [2017-010630DRP](#) (D. WINSLOW: (415) 575-9159)  
1621 DIAMOND STREET – – between 28th & Valley; Lot 029 in Assessor's Block 6611 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2017.0810.4463 for a one-story vertical addition and a three-story rear horizontal addition, including alterations to the front façade within a RH-1 (Residential, House, One-Family)

Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*  
**(Proposed for Continuance to December 13, 2018)**

SPEAKERS: Speaker – Request to Continue to December 20, 2018  
 ACTION: Continued to December 20, 2018  
 AYES: Hillis, Johnson, Koppel, Moore  
 ABSENT: Fong, Melgar, Richards

2. [2016-004478CUA](#) (D. VU: (415) 575-9120)  
589 TEXAS STREET – east side between 20th and Sierra Streets; Lot 051 in Assessor's Block 4102 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to demolish an existing 1,587 sq. ft., one-story over basement single-family dwelling and construct a 5,127 sq. ft., three-story over basement two-family dwelling on the 2,500 sq. ft. parcel. The project site is located within an RH-2 (Residential – House, Two-Family) Zoning District, and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
**(Proposed Indefinite Continuance)**

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

15. [2015-004297ENV](#) (A. CALLAGY: (415) 575-8734)  
271 UPPER TERRACE, 301-303 UPPER TERRACE, 4500 17<sup>TH</sup> STREET – 15,800-square-foot project site between Upper Terrace and Roosevelt Way/17<sup>th</sup> Street; Lots 32, 34, and 35 of Assessor's Block 2628 (District 8) – **Appeal of Preliminary Negative Declaration** for the proposed project to subdivide three contiguous lots into five lots, demolish a single-family residence, remodel an existing two-unit residence, and construct eight new units. The proposed project would result in 15 off-street parking spaces. The project site is located in a RH-2 (Residential-House, Two Family) Use District in 40-X Height and Bulk District.  
*Preliminary Recommendation: Uphold Preliminary Negative Declaration*  
 (Continued from Regular hearing on October 25, 2018)

SPEAKERS: None  
 ACTION: Withdrawn

19. [2014.0948ENX](#) (E. JARDINES: (415) 575-9144)  
344 14<sup>TH</sup> STREET/1463 STEVENSON STREET – north side of 14<sup>th</sup> Street between Stevenson and Woodward Street, Lots 013 and 021 in Assessor's Block 3523 (District 9) - Request for **Large Project Authorization** (LPA) pursuant to Planning Code Section 329, for the Project proposing a lot merger and new construction of a 78-foot tall, 7-story-over-basement residential building (measuring approximately 78,738 gross square feet (gsf)) with ground floor retail and a 40-foot tall 3-story-over basement SEW and PDR (Production, Distribution and Repair) building (measuring approximately 19,360 gsf). The Project would construct a total of 56 dwelling units, 5,633 square feet of ground floor commercial, and 46 below-

grade off-street parking spaces. The project would construct a 22,996 gsf below-grade garage to serve both buildings. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918) and proposes waivers for: 1) rear yard (PC 134), 2) and height (PC 260). Under the LPA, the Project is seeking an exception for vertical non-habitable architectural elements in the Eastern Neighborhoods Mixed Use Districts (PC 263.21). The project site is located within the UMU (Urban Mixed-Use) and PDR-1-G (Production, Distribution, and Repair-1-General) Zoning Districts, and 40-X and 58-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: PENDING*

(Continued from Regular hearing on November 15, 2018)

SPEAKERS: None  
 ACTION: Continued to December 6, 2018  
 AYES: Hillis, Johnson, Koppel, Moore  
 ABSENT: Fong, Melgar, Richards

- 20a. [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 establishment of an Eating and Drinking Use, Planning Code Sections 121.2 and 762 for a Non-Residential Use equal to or greater than 3,000 sq. ft., Planning Code Section 762 for the conversion of existing ground floor Retail Use to Restaurant Use and the establishment of a Nighttime Entertainment Use, Planning Code Section 145.2 for the establishment of an Outdoor Activity Area, and Planning Code Section 186.2 for the upper-story uses of pre-existing structures in Neighborhood Commercial Districts, 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 with Nighttime Entertainment Use including interior renovations, installation of new storefront systems, and the construction of a 3,735 sq. ft. rooftop deck, exit stairs, two restrooms, storage room, and two elevator penthouses for a new Outdoor Activity Area. 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: Approve with Conditions*

(Continued from Regular hearing on November 15, 2018)

SPEAKERS: None  
 ACTION: Continued to January 10, 2019  
 AYES: Hillis, Johnson, Koppel, Moore  
 ABSENT: Fong, Melgar, Richards

- 20b. [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, 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.

(Continued from Regular hearing on November 15, 2018)

SPEAKERS: Same as item 20a.

ACTION: ZA Continued to January 10, 2019

23. [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 3<sup>rd</sup> and 4<sup>th</sup> 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 October 4, 2018)

SPEAKERS: None

ACTION: Continued to January 17, 2019

AYES: Hillis, Johnson, Koppel, Moore

ABSENT: Fong, Melgar, Richards

## 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

4. [2018-002007CUA](#) (A. LINDSAY: (415) 575-9178)  
[318 MAIN STREET](#) – southwest corner of the Folsom Street and Main Street intersection, Lot 064 of Assessor’s Block 3746 (District 9) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3 and 303(c), to install a permanent rooftop AT&T Mobility Macro Wireless Telecommunications Facility which will replace an existing temporary rooftop wireless facility. The project scope of work consists of installation of (3) new panel antennas screened behind a new radio-frequency (RF) transparent screen wall; installation of (6) new RRHs; reusing (6) existing panel antennas and ancillary equipment screened behind existing RF transparent screen walls; and installation of ancillary equipment. All antennas, RF screen walls, cabling, and brackets will be painted and

textured to match the existing penthouse building wall as part of the AT&T Mobility Telecommunications Network. The subject property is located within a RC-4 (Residential – Commercial, High Density) and 400-W 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\(h\)](#).

(Continued from Regular hearing on September 27, 2018)

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Hillis, Johnson, Koppel, Moore  
 ABSENT: Fong, Melgar, Richards  
 MOTION: [20342](#)

- 5a. [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 establish a new general grocery store (a Retail Sales and Services Use) operating as a Formula Retail Use (d.b.a. “365 by Whole Foods”) on the first and second floors and add eight (8) Dwelling Units on the second floor of the subject property, pursuant to Planning Code Sections 303, 303.1, 703(d), 703.4, and 723. The Dwelling Units would be comprised of four (4) two-bedroom units, three (3) one-bedroom units, and one (1) studio unit, resulting in 50 percent of the total number of Dwelling Units of at least two-bedrooms. The Project would involve both interior and exterior tenant improvements to the existing two-story-over-garage building, with no expansion of the gross square footage contained within the existing structure. The existing structure contains 43,898 gross square feet, and the general grocery store would occupy the entirety of the first floor, or approximately 22,000 gross square feet, and approximately one-half of the second floor, or approximately 11,000 gross square feet. The first floor would function as the primary sales floor for the general grocery store, with an area dedicated for prepared foods for on- or off-site consumption, and the second floor would contain additional retail floor area, and accessory office space. With respect to alcohol sales, 365 by Whole Foods proposes to hold a Type 20 alcohol license (beer and wine only). The exterior tenant improvements include a horizontal extension of the existing parapet, new paint, and new store signage. 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 Class 1 and Class 2 bicycle parking spaces where none existed before. 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: Disapprove*  
 (Continued from Regular hearing on November 8, 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.**  
**On October 4, 2018, after hearing and closing public comment, continued to November 8, 2018, with direction from the Commission by a vote of +4 -1 (Moore against; Fong and Melgar absent).**

On November 8, 2018, adopted a Motion of Intent to Disapprove supporting a Planning Code Amendment for grocery store use limits, continued to November 29, 2018 by a vote of +5 -1 (Hillis against; Moore absent).

SPEAKERS: None  
 ACTION: Disapproved  
 AYES: Hillis, Johnson, Koppel, Moore  
 ABSENT: Fong, Melgar, Richards  
 MOTION: [20343](#)

- 5b. [2016-000378VAR](#) (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 **Variance** pursuant to Planning Code Section 134 (“Rear Yard”). The basic rear yard requirement for the subject property is 25 percent (or approximately 41 feet) at the lowest story containing a dwelling unit. The existing structure covers 100% of the lot and Code requires a rear at the lowest story containing a dwelling unit; therefore, the project requires a variance from the rear yard requirements of the Planning Code.  
 (Continued from Regular hearing on November 8, 2018)

SPEAKERS: None  
 ACTION: N/A

## C. COMMISSION MATTERS

6. Consideration of Adoption:
- [Draft Minutes for November 8, 2018](#)
  - [Draft Minutes for November 15, 2018](#)

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

7. [2019 Hearing Schedule](#)

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

8. Commission Comments/Questions

None

## D. DEPARTMENT MATTERS

9. Director’s Announcements

None

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

**Aaron Starr:**

**Land Use Committee**

- **180935** Planning Code, Zoning Map - 1550 Evans Avenue Special Use District. Sponsor: Cohen.

At this week's land use hearing, the committee heard Supervisor Cohen's ordinance that would create the 1550 Evans Street SUD. This project will allow the PUC to build a community center on land that is current zoned PDR-2 in the Bay View Hunters Point Neighborhood. Commissioners, you heard this item on November 8 and voted to approve the proposed ordinance.

At the land use hearing, there were many speakers from the Bay View Community who spoke in favor of the proposed amendments. Supervisor Cohen also gave some remarks about the proposed ordinance and the PUC also gave a presentation on the proposed Community Center Plan. The Committee then forwarded the item to the Full Board with a positive recommendation.

- **181028** Planning Code - Off-Street Parking Requirements. Sponsors: Kim; Peskin and Brown.

Next the Committee Considered Supervisor Kim's ordinance that would eliminate minimum parking requirements city-wide. Commissioners, you may recall that this amendment came out of Supervisor Kim's proposed Better Streets ordinance that you heard on October 18. At that hearing, you exceeded Staff's recommendation to eliminate minimum parking requirements in zoning districts where curb cuts are prohibited, and instead recommended that they should be removed city-wide. To accommodate that amendment, Supervisor Kim duplicated her original ordinance, which is what the Land Use Committee heard this week.

This item was originally continued from the November 5 Land Use hearing so that Supervisor Kim could do additional outreach. Supervisor Kim's office and Planning Staff held three outreach meetings, two of which were well attended and one which had only a few attendees. Most of those who attended were in favor of the proposed amendments, however some attendees were still skeptical.

At the Land Use hearing, a large contingent of people came out to speak in favor of the proposed ordinance, while only one speaker spoke in opposition. Supervisor Safai again said he was uncomfortable with the proposed amendments because there had not been enough conversation on the proposed change, while Supervisor Tang felt more comfortable moving the item forward because the additional public outreach had been done. In deference to Supervisor Safai's concerns, the committee forwarded the item to the Full Board without a recommendation.

Should this ordinance pass, San Francisco will be the largest city in the United States to remove its minimum parking requirements. Only one other major city in North America, Mexico City, has done so. The only other city in the US to have done this is Hartford, Connecticut. While limited in its impact because we have all but removed minimum parking requirements in SF, this ordinance will send a clear message that San Francisco is serious about its transit first better streets policies, its Vision Zero goal, and most importantly its commitment to addressing climate change and reducing our CO2 emissions.

### Full Board

- [180776](#) Planning Code, Zoning Map - 430-29th Avenue Special Use District. Sponsor: Fewer. Staff: Butkus. PASSED Second Read
- [180892](#) Planning Code - 1629 Market Street Special Use District. Sponsor: Kim. Staff: Sucre. PASSED Second Read
- [180891](#) Development Agreement Amendment - Strada Brady, LLC - Market and Colton Streets. Sponsor: Kim. Staff: Sucre. PASSED Second Read
- [180911](#) Planning Code - Inclusionary Housing Ordinance. Sponsor: Mayor. Staff: Grob. PASSED Second Read
- [151258](#) Planning Code - Affordable Housing Requirement and Fee in Divisadero Neighborhood Commercial Transit District. Sponsor: Brown. Staff: Bintliff. PASSED Second Read
- [180806](#) Planning Code - Temporary Pop-Up Retail, Flexible Retail, and Arts Activities Uses. Sponsors: Tang; Safai, Fewer, Brown and Cohen. Staff: Butkus. PASSED Second Read
- [180490](#) General Plan Amendments - Central South of Market Area Plan. Sponsor: Planning Commission. Staff: Chen. PASSED Second Read
- [180184](#) Administrative, Planning Codes - Central South of Market Area Plan. Sponsors: Mayor; Kim. Staff: Chen. Amended and Passed First Read Read, Item 15
- [180185](#) Planning Code, Zoning Map - Central South of Market Special Use District. Sponsors: Mayor; Kim. Staff: Chen. PASSED Second Read
- [180453](#) Business and Tax Regulations, Planning Codes - Central South of Market Housing Sustainability District. Sponsors: Mayor; Kim. Staff: Chen. PASSED Second Read
- [180612](#) Administrative Code - San Francisco Special Tax Financing Law - Central SoMa. Sponsors: Mayor; Kim. Staff: Chen. PASSED Second Read

All of Central SoMa ordinances except for the Admin and Planning Code changes passed their second read this week. The Admin and Planning Code changes needed



some minor technical amendments, so that one ordinance was amended and passed on first read. It will receive its second read next week.

**President Hillis:**

Alright thank you very much. Are there other reports, Jonas?

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

Well, I don't see anyone from the Zoning Administrator's – maybe he, I'm sorry, I didn't even check my email. I don't believe there is a report from the Board of Appeals, there is not, and the Historic Preservation Commission actually did meet yesterday and considered the African-American Cultural Heritage District and voted unanimously to recommend approval.

**E. REGULAR CALENDAR**

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

3. [2018-006212CUA](#) (A. LINDSAY: (415) 575-9178)  
145 LAUREL STREET – northwest corner of the Laurel Street and Washington Street intersection, Lot 003 of Assessor's Block 0986 (District 1) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1 and 303(c), to install a permanent rooftop AT&T Mobility Macro Wireless Telecommunications Facility which consists of installation of (4) FRP enclosures; (16) panel antennas; (24) RRH's, (1) GPS antenna; (6) surge suppressors; coax cable trays from equipment area to antennas; additional equipment proposed at ground level will not be visible from public views; FRP screens will be painted white to match existing rooftop penthouse as part of the AT&T Mobility Telecommunications Network. The subject property is located within a RH-1 (Residential – House, One Family), and 40-X Height and Bulk Districts.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Ashley Lindsay – Staff report  
 + Misako Hill – Project presentation  
 - Bruce McElroy – Negative impacts  
 + Cammy Blackstone – Antennae placement and screening  
 ACTION: After being pulled off of Consent, hearing and closing PC: Continued to December 13, 2018  
 AYES: Fong, Hillis, Johnson, Melgar, Moore  
 NAYS: Koppel  
 ABSENT: Richards

11. [2018-007888PCA](#) (D. WINSLOW: (415) 575-9159)  
POLK PACIFIC SPECIAL AREA DESIGN GUIDELINES – **Initiation of Planning Code Amendment** Sections 723 & 726 to reference the Polk Street and Pacific Avenue Neighborhood Commercial Design Guidelines; 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: Initiate and Schedule a Hearing on or after January 10, 2019*

SPEAKERS: = David Winslow – Staff presentation  
 + Robyn Tucker – Support  
 + Chris Bigelow – Support  
 + Speaker – Support

ACTION: Initiated and Scheduled a hearing on or after January 10, 2019

AYES: Fong, Hillis, Johnson, Melgar, Moore

ABSENT: Koppel, Richards

RESOLUTION: [20344](#)

12. [2017-012001PCA](#) (S. NICKOLOPOULOS: (415) 575-9089)  
DESIGNATED CHILD CARE UNITS (Board File #180917) – **Planning Code Amendment** introduced by Supervisor Yee to permit an affordable dwelling unit with a State-licensed Small Family Child Care Home on the ground floor on certain commercial streets; excluding certain Child Care units from the calculation of maximum density permitted on the site; making environmental findings; 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.  
 (Continued from Regular hearing on October 25, 2018)

*Preliminary Recommendation: Approve*

SPEAKERS: = Sheila Nickolopoulos – Staff report  
 + Jen Low, Aide to Sup. Yee – Code Amendment context  
 + Corey Smith – Support  
 + Danny Sauter – Support  
 + Amy Chan – Mayor’s office of Housing and Community Development

ACTION: Approved

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

ABSENT: Richards

RESOLUTION: [20345](#)

13. [2018-013472PCA](#) (A. BUTKUS: (415) 575-9129)  
RESIDENTIAL CARE FACILITIES – **Planning Code Amendment** introduced by Supervisor Mandelman and Supervisor Yee to allow Residential Care Facilities with seven or more persons as a principally permitted use in RH-3 (Residential House, Three-Family), RC (Residential Commercial), RM (Residential Mixed), and RTO (Residential Transit Oriented) Districts, in Neighborhood Commercial Districts, and in certain Mixed Use Districts; 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 adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

*Preliminary Recommendation: Approve*

SPEAKERS: = Audrey Butkus – Staff report  
 + Kyle Smeallie, Aide to Sup. Mandelman – Code Amendment context  
 + Tom Radulovich – Continued care with housing

+ Kathy Lipskin – Support  
 ACTION: Approved  
 AYES: Fong, Johnson, Koppel, Melgar, Moore  
 ABSENT: Hillis, Richards  
 RESOLUTION: [20346](#)

14. [2018-015088PCA](#) (D. SANCHEZ: (415) 575-9082)  
PERMIT REVIEW PROCEDURES FOR USES IN NCDS – Planning Code Amendment introduced by Supervisors Tang and Safai to make permanent the pilot program removing neighborhood notice and Planning Commission review for certain uses in Neighborhood Commercial Districts in the areas generally bounded by Supervisorial Districts 4 and 11; adopting findings, including environmental findings, Planning Code Section 302 findings and findings of consistency with the General Plan and Planning Code Section 101.1.  
*Preliminary Recommendation: Approve*

SPEAKERS: = Diego Sanchez – Staff report  
 + Supervisor Tang – Code Amendment context  
 = Eileen Boken – Request for continuance  
 ACTION: Approved with a 2-year look back  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 RESOLUTION: [20347](#)

16. [2015-004297CUA](#) (C. TOWNES: (415) 575-9195)  
271, 273 UPPER TERRACE; 588, 590 ROOSEVELT WAY; 4500, 4502 17TH STREET; 301, 303 UPPER TERRACE; 4504, 4506 17TH STREET- 15,800 square project site between Upper Terrace and Roosevelt Way/17<sup>th</sup> Street; Lots 32, 34, 35 of Assessor's Block 2628 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, 317, and 249.77 to demolish one existing single family residence, an addition/remodel to an existing two-dwelling unit building, divide three lots into five lots total, and to construct four new two-family buildings, up to 40-feet tall. Per Planning Code Section 317, any application for a permit that would result in the removal of one or more residential units shall require a Conditional Use Authorization for the removal and replacement of the units. The subject properties are located within the Corona Heights Large Residence Special Use District (SUD); therefore, pursuant to Planning Code Section 249.77, RH-2 zoned properties within the Corona Heights SUD shall require a Conditional Use Authorization for residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet, and residential development on a developed parcel that will result in total gross floor area in excess of 3,000 square feet if that expansion results in more than 75% increase in gross square feet of development on the parcel and does not increase the number of legal dwelling units on the parcel. The subject properties are located within the RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Chris Townes – Staff report  
 + Tim Clinton – Project presentation  
 +Speaker – Design presentation

- + Kris Wade – Required findings
- + Danielle Gensch – Condition of approval
- + Dan Slaughter – Support
- + Mitzi Palmer – Support
- + Carol Glanville – Support
- + Arlene Anderson – Support
- + Speaker – Support
- + Stefan Blahowski – Support
- = Gary Weiss – Non-opposition
- = Brad Lyman – Non-opposition
- = Leslie Koelsch – Non-opposition
- = Mark Ryser – Non-opposition
- + Fred Holden – Support
- = Michael Dean – What the city needs
- = Laura Clark – Higher density

ACTION: Approved with Conditions  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 MOTION: [20348](#)

17. [2018-006127CUA](#) (D. WEISSGLASS: (415) 575-9177)  
201 19<sup>TH</sup> AVENUE – southwest corner of the California Street and 19<sup>th</sup> Avenue, Lot 001 of Assessor’s Block 1414 (District 1) - Request for a **Conditional Use Authorization**, pursuant to Planning Code sections 186, 209.2, 303, and 710 to allow a change of use from an existing grocery store to a restaurant in a Limited Commercial Use space within a RM-1 (Residential – Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The Project also includes the removal of the white signage band obscuring the second-story windows, and the removal of all paint and other features obscuring the transparency of the second-story windows. 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: = David Weissglass – Staff report  
 + Stephen McMillan – Project presentation  
 - Damian Cordick – Convenience store  
 - Speaker – Convenience store  
 - Charlie Thompson – Convenience store  
 - Joseph Vindel – Convenience store  
 - Alex Stisensky – Convenience store  
 - Speaker – Convenience store  
 - Safi – Convenience store  
 - Bianca Lee – Convenience store  
 - Natalia Kresich – Convenience store  
 = Ian Fergosi, Aide to Sup. Stefani – Thank you  
 - Catherine Robins – Not needed

ACTION: Adopted a Motion of Intent to Deny; Continued to December 13, 2018  
 AYES: Hillis, Johnson, Melgar, Moore  
 NAYS: Fong, Koppel

ABSENT: Richards

18. [2017-007943CUA](#) (G. PANTOJA: (415) 575-8747)  
3848 24<sup>TH</sup> STREET – between Vicksburg and Noe Streets, Lot 022 in Assessor’s Block 3651 (District 7) - Request a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 728 for the legalization of an existing real estate brokerage (d.b.a. The Agency) at the ground floor of an existing three-story mixed-use building located within the 24th Street- Noe Valley Neighborhood Commercial (NCD) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Gabriela Pantoja – Staff report  
 + Chloe Angelis – Project presentation  
 + Speaker – Project presentation  
 - Anna Burg – Opposition  
 - Meg Young – Opposition  
 + Lisa Bose – Support  
 - Speaker – Opposition  
 - Steve May – Opposition  
 - Janelle Picain – Not at this location  
 + Dani Mariscal – Support  
 - Stephanie  
 - Laura Clark – Conditional use permits  
 - Rick French – Deny  
 + Carly DeCosta – Support  
 + Sister Lilly – Support  
 + Anastasia Yovonapolous – Support  
 + Kristen Gianaras – Support  
 + Carol Yenne – Support  
 + Leslie Crawford – Support  
 + Ozzie Rohm – Support  
 + Chris Nicholson – Support  
 + Debra Niemann – Support

ACTION: After hearing and closing PC; Continued to January 10, 2019

AYES: Fong, Hillis, Johnson, Moore

NAYS: Koppel, Melgar

ABSENT: Richards

- 21a. [2013.0655CUA](#) (D. VU: (415) 575-9120)  
1513A-F YORK STREET – east side of York Street between Cesar Chavez Street and Peralta Avenue; Lots 011, 012 & 020 in Assessor’s Block 5513 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 242 and 303, to allow up to one dwelling unit per 1,500 square feet of lot area for the construction of four two-family, two- to three-story (30-ft tall) dwellings (between 1,383 sq. ft. and 1,552 sq. ft. each) with covered parking on Lots 011 & 012 in the center of Block 5513, one two-family, three-story (30-ft tall) dwelling (between 1,040 sq. ft. and 1,208 sq. ft. each) on Lot 020 at York Street, and access to all ten dwellings through a driveway at 1513 York Street. The subject

properties are located within a RH-2 (Residential – House, Two-Family) Zoning District, Bernal Heights Special Use District, and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

(Continued from Regular hearing on October 25, 2018)

SPEAKERS: = Doug Vu – Staff report  
 + Stephen Antonaros – Project presentation  
 + Ira Johnson – Landscape  
 - Brecken Fleurnoy – Opposition, safety  
 - Kathleen Campbell – Safety  
 - Kathleen Turner – Safety  
 - Constance Green – Opposition  
 - Brian Rosen – Opposition  
 = Laura Clark – Housing  
 - Lynn Lador – Sensible development

ACTION: After hearing and closing PC; Continued to January 24, 2019

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

ABSENT: Richards

- 21b. [2013.0655VAR](#) (D. VU: (415) 575-9120)  
1513 YORK STREET – east side of York Street between Cesar Chavez Street and Peralta Avenue; Lots 011, 012 & 020 in Assessor’s Block 5513 (District 9) – Request for a **Variance** to the rear yard and exposure requirements pursuant to Planning Code Sections 134 and 140, respectively, to allow the construction of four two-family, two- to three-story (30-ft tall) dwellings (between 1,383 sq. ft. and 1,552 sq. ft. each) with covered parking on Lots 011 & 012 in the center of Block 5513, one two-family, three-story (30-ft tall) dwelling (between 1,040 sq. ft. and 1,208 sq. ft. each) on Lot 020 at York Street, and access to all ten dwellings through a driveway at 1513 York Street. The subject properties are located within a RH-2 (Residential – House, Two-Family) Zoning District, Bernal Heights Special Use District, and 40-X Height and Bulk District.

SPEAKERS: Same as item 21a.  
 ACTION: ZA, after hearing and closing PC; Continued to January 24, 2019

## F. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

- 22a. [2016-00555DRP-02](#) (M. WOODS: (415) 558-6315)  
1794-1798 FILBERT STREET/2902 OCTAVIA STREET – northeast corner at Filbert and Octavia Streets; Lot 015 in Assessor’s Block 0520 (District 2) - Requests for **Discretionary Review** of Building Permit Application No. 2016.09.27.8915S proposing to construct a new third floor level and a roof deck to the existing two-story building, containing commercial space and three dwelling units. Because the existing building already encroaches into the required rear yard setback, a portion of the new third floor would require a Variance from the rear

yard requirements. The project site is located within a RH-3 (Residential, House, Three-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  
 - Richard Soroko – DR Presentation  
 - Jennifer Fieber – DR Presentation  
 - Ozzie Rohm – Opposition  
 - Anastasia Yovonapolous – Opposition, displacement  
 - Alex Wagstaff – Opposition  
 - Joseph Martin – Opposition  
 - Sherry Shonburg – Opposition  
 + Erica Severns – Project presentation  
 + Frank Lajoy – Support  
 + Reid Mayer – Support  
 + Drew Mayer – Support

ACTION: After hearing and closing PC; Continued to January 17, 2019

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

ABSENT: Richards

- 22b. [2016-00555VAR](#) (M. WOODS: (415) 558-6315)  
1794-1798 FILBERT STREET/2902 OCTAVIA STREET – northeast corner at Filbert and Octavia Streets; Lot 015 in Assessor's Block 0520 (District 2) - Request for a **Variance** from the rear yard setback requirement pursuant to Planning Code Section 134. The project proposes to renovate the existing building and construct a new third floor level and a roof deck to the existing two-story building, containing commercial space and three dwelling units. Because the existing building already encroaches into the required rear yard setback, a portion of the new third floor would require a rear yard Variance. The project site is located within a RH-3 (Residential, House, Three-family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 22a.

ACTION: ZA, after hearing and closing PC; Continued to January 17, 2019

24. [2017-009924DRP](#) (D. WINSLOW: (415) 575-9159)  
2601 DIAMOND STREET – corner of Sussex St.; Lot 001 in Assessor's Block 6729 (District 8) - Request for **Discretionary Review** of Building Permit Application Nos. 2017.0725.2906 for a 2-story vertical addition, façade alterations, and addition of a new garage to an existing one-story, single-family house 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  
 - Kyle Mach – DR Presentation  
 - Dawn Isaacs – Height and density  
 - Abigail Lairman – Neighborhood character

- Tina Prestino – Neighborhood character
- Sarah Van Ness - Neighborhood character
- John Rohowski – Neighborhood character
- Speaker – Neighborhood character
- + Troy Khashanipour – Project presentation
- + John Kevlin – Project presentation

ACTION: No DR, Approved  
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore  
ABSENT: Richards  
DRA: [0628](#)

**G. 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: Speaker – General public comment

ADJOURNMENT – 7:48 PM

ADOPTED – DECEMBER 13, 2018