

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, December 13, 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 1:03 PM

STAFF IN ATTENDANCE: Aaron Starr, Susan Exline, Ken Qi, Kei Zushi, David Weissglass, Veronica Flores, Jeff Horn, David Winslow, 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. 2015-011216DRP (N. KWIATKOWSKA: (415) 575-9185)  
277 JUDSON AVENUE – south side between Phelan Avenue and Edna Street; Lot 034 in Assessor's Block 3181 (District 7) – Request for **Discretionary Review** of Building Permit Application No. 2015.08.12.3993, proposing a rear and side expansion of all floor levels including excavation at the basement level, addition of exterior stairs, changes to the front façade, and an interior remodel including the legalization of an unpermitted dwelling unit

through the addition of a an accessory dwelling unit at the lower level of the two-story residential structure within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Full Discretionary Review

*Preliminary Recommendation: Take Discretionary Review and Approve with Condition*  
**(Proposed Continuance to January 24, 2019)**

SPEAKERS: None  
 ACTION: Continued to January 24, 2019  
 AYES: Fong, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar

2. 2016-007303ENV (J. POLLAK: (415) 575-8766)  
5 THIRD STREET (HEARST BUILDING) – southeast corner of Market and Third streets at the Hearst Building; Lot 057 of Assessor’s Block 3707 (District 4) – **Appeal of Preliminary Mitigated Negative Declaration** for conversion of the existing 131,650-gross-square-foot, 13-story, 187-foot-tall Hearst Building from office use to a mixed-use hotel with ground-level retail, new event space and rooftop bar and patio. The new mixed-use building would result in an approximately 131,500 gross square foot building with up to 170 hotel rooms, 5,920 square feet of office space, and 11,393 square feet of retail space, including 422 square feet of general retail and 4,005 square feet of restaurant/bar uses. No off-street parking would be provided. The project proposes to reconfigure the curb on Stevenson Street to provide a 60-foot-long passenger loading zone. The project site is located in a C-3-O (Downtown Office) Use District and 120-X Height and Bulk District.  
*Preliminary Recommendation: Adopt Findings*  
 (Continued from Regular hearing on November 15, 2018)  
**(Proposed Continuance to February 14, 2019)**

SPEAKERS: None  
 ACTION: Continued to February 14, 2019  
 AYES: Fong, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar

3. 2017-016520CUA (M. CHRISTENSEN: (415) 575-8742)  
828 ARKANSAS STREET – west side of Arkansas Street, between 22<sup>nd</sup> and 23<sup>rd</sup> Streets; lot 026 of Assessor’s Block 4162 (District 10) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, proposing to demolish the existing two-story, 1,727 square foot single-family home and construct a new four-story, 4,868 square foot (39.5 foot tall from grade) residential structure containing two dwelling units within a Residential-House, Two-Family (RH-2) Zoning District and 40-X Height and Bulk District. 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 February 28, 2019)**

SPEAKERS: None  
 ACTION: Continued to February 28, 2019  
 AYES: Fong, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar

12. [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*  
 (Continued from Regular hearing on November 29, 2018)  
**Note: On November 29, 2018, after being pulled off Consent, hearing and closing public comment, continued to December 13, 2018 by a vote of +5 -1 (Koppel against; Richards absent).**

SPEAKERS: Cami Blackstone – Continuance  
 ACTION: Continued to January 17, 2019  
 AYES: Fong, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar

## 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. [2015-006327CUA](#) (N. TRAN: (415) 575-9174)  
3225 LINCOLN WAY – south side, between 33<sup>rd</sup> and 34<sup>th</sup> Avenues, Lot 048 in Assessor’s Block 1717 (District 4) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 208 and 303 for change of use from a single-family dwelling to Religious Institution with Residential Density, Group Housing within a RH-2 (Residential – House, Two Family) 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: None  
 ACTION: Approved with Conditions  
 AYES: Fong, Hillis, Moore, Richards  
 ABSENT: Johnson, Koppel, Melgar  
 MOTION: [20354](#)

**C. COMMISSION MATTERS**

5. Consideration of Adoption:
- [Draft Minutes for November 29, 2018](#)

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

6. Commission Comments/Questions

**Commissioner Richards:**

So, I have been gone two weeks. So this will be three weeks now that I've been in this room and I, a bit, was reading my entire time I was on my trip. And I had a big stack of things I wanted to talk about. But just the last couple of days, there have been a lot of items that were newsworthy. This morning's Chronicle, two items in there. The Delta Plan is approved; San Francisco's water supply will be reduced. The PUC says if we have a dry spell we're going to have to conserve 40% beyond where we currently our consumption is, which is pretty efficient already. And they said don't worry; we're going to build the desalinization plant or get ground water. And we keep adding population. And if our water is going to be cut, and we're already efficient, I really want to understand. And I've asked this before, how we're going to manage this? So, how, you know, are we planning for the water usage that we're going to be requiring with all these new units that we add? Given the fact that desalinization plant, or whatever, probably is going to take ten years to build. Secondly, in today's Chronicle, on the front page of the second section was a big article on CASA, Committee to House the Bay Area, I believe. There was also an article in the Examiner. I've asked that we have an informational on it. I went on the website and it was incredibly complicated. It was a very massive plan, creating a new quasi-public agency that this state would have to create. It also incorporates elements of SB50, the Wiener density transit thing, SB18. It looks like all the pieces are in place to move this plan forward, but a lot of people I know don't even know about it. So I would really like to have an informational here, so that at least we understand what the impact of it is on this city. Two other quick things, 2019 CEO survey began today's paper, recession coming in 2019 and for sure 2020. Asked to have Ted Egan come and talk about the state of San Francisco, its economy. Are we going to be in sync with the nation or are we going to be an outlier, like we were before. And lastly, it took a year to come but we actually have demo legislation that was proposed by Supervisor Peskin. I read all 64 pages of it. I can't wait to actually have this item heard here and we give advice back to the Board of Supervisors and I really look forward to that. Thank you.

**President Hillis:**

Thank you. And on the state legislation in CASA, we did request a hearing so, we can hopefully calendar that early next year.

**Commissioner Moore:**

In response to what you both just said, I'm asking the Director. The City of San Jose just last week, against much public protest, announced that they have a 50-acre public site, owned by the City of San Jose, in which they approved a Google campus. That sounds somewhat

very much in contradiction, if all other communities are being asked to not provide as much space for workplace. It's not about campuses anymore. But it's really about sharing and partaking in the demand for growing the Bay Area responsibly and equitably for all communities to provide housing. We do not have to go of how many people work in San Jose and live here. We have been there before. I just would like to ask the director, who serves on the public body where these discussions are being had, to weigh in and voice his questions regarding this issue.

## D. DEPARTMENT MATTERS

### 7. Director's Announcements

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

Commissioners, I think we are looking at late January for a hearing on the state and legislation and CASA. As you know, the CASA proposal is a proposal by committee that was formed via MTC. Much of what they are proposing does require either state or local legislation and so there's a long process before it could ever get implemented. But nonetheless, it's worth having a discussion about, since it's been under way I think for almost two years now. With respect to the San Jose site, that's the site at the Diridon station in San Jose. It was – I think - I believe the agreement was to sell it to Google. They don't have a design yet. It does include both housing and office. One of the interesting things that's -- the issue that exists in San Jose, that I think perhaps different than any other city that I know of, is that San Jose is the only large city in the country that has a larger nighttime population than daytime population. In other words, more people leave the city during the day than come during the day. San Francisco's population grows by hundreds of thousands of people every day. San Jose is actually the opposite, which is highly unusual. And so in their case, they, actually, their job-housing balance is the opposite of ours. They have a disconnect on the other end of the spectrum. So it's one of the reasons why Mayor Liccardo is looking at adding to the job base there, because they are trying to create a better balance in that direction. But in any case, I think there's a strong belief in the CASA process that large, job-producing developments have to kind of pay their share. And I think there's a lot of discussion about how that should happen, when that should happen and what form does that take and so on. So the ABAG Board that I sit on will be meeting next month to talk about the CASA process as well and to weigh in as well. So I'll report back to you at that point.

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

#### **Aaron Starr:**

#### **Land Use Committee**

- **181144** Planning Code - Landmark Designation - 2 Henry Adams Street (the Dunham, Carrigan & Hayden Building). Sponsor: Cohen. Staff: Ferguson.

The first item on the land use agenda was the proposed landmark designation of 2 Henry Adams Street. This item was unanimously recommended by the HPC on November 7. 2 Henry Adams is significant for its association with post-1906 reconstruction warehouse development in San Francisco, and for its association with

significant architecture embodied by its timber-frame brick American Commercial style architecture.

During the hearing Land Use hearing, Planning gave a very brief presentation on the HPC's recommendation and there were three speakers in favor of the designation. The Committee then forwarded the item to the Full Board with a positive recommendation as a committee report.

- [181046](#) Planning Code - HOME-SF Project Authorization. Sponsor: Tang. Staff: Ikezoe.

Next the Committee considered the Supervisor Tang's Ordinance that would amend the approval process for HOME-SF projects as well as the AHBP fee schedule. Commissioners you heard this item last week, on December 6 and voted to approve with modifications. Your proposed modifications were to consolidate parking increase requests into the overall approval process and extend the sunset date of the program.

At the hearing, Supervisor Tang introduced the Commissions proposed amendments, which were unanimously added. There was no public comment on this item. Because of the proposed amendments, the item was to January 7, 2019.

- [180917](#) Planning Code - Small Family Child Care in an Affordable Dwelling Unit on the Ground Floor. Sponsor: Yee. Staff: Nickolopoulos.

Next, the Committee considered Supervisor Yee's ordinance on allowing Affordable Dwelling Units to be used as Child Care on the Ground Floor. The Planning Commission heard this item on November 29 and approved without modification. At the land use hearing, there were a couple of public commenters, all in support. Supervisor Kim requested that the limitation of one unit per building be removed, but Supervisor Yee asked that the Ordinance remain as proposed for an initial pilot period, with a future review to identify possible modifications. Land Use Committee unanimously recommended the ordinance as a committee report.

- [180777](#) Planning Code - Prohibiting Employee Cafeterias within Office Space. Sponsors: Safai; Peskin. Staff: D Sanchez.

Next, the Committee heard Supervisor Safai and Peskin ordinance that would prohibit employee cafeterias. Commissioners you heard this item on October 25 and voted unanimously to disapprove the proposed ordinance. Instead, you recommended that the sponsoring Supervisors explore alternatives to a prohibition. At that hearing you recommended several alternatives including geographic considerations, cafeteria size considerations, and an enhanced entitlement process.

At the Land Use hearing, Supervisor Safai introduced a set of amendments to the proposed Ordinance. The amendments include requiring CU for employee cafeterias with a set of five findings. The proposed ordinance does require re-referral back to the Planning Commission for a public hearing.

Discussion at the Land Use Committee was lively. Supervisors Kim and Tang offered several suggested considerations. Some of those include adding a workforce

development consideration; assuring that the permitting processes for opening a restaurant and an employee cafeteria are reasonably similar in length; assuring equal access to the employee cafeterias for all employee irrespective of job class; and a closer look at minimizing waste associated with serving meals.

There was only one public speaker, who was in favor of the CU requirement and reiterated the economic importance of the restaurant sector to the City.

The Land Use Committee voted unanimously to accept the amendments and continue the item to the call of the chair.

- [180970](#) Bi-Annual Housing Balance Report Nos. 6 and 7. Sponsor: Planning Department. Staff: Ojeda.

Finally, the Committee heard the Bi-Annual Housing Balance Report. The report showed that we are not meeting our affordable housing goals and that certain neighborhoods, mainly those on the western side of the City, have lost a significantly larger percentage of affordable housing units than other neighborhoods. The few speakers that spoke during public comment were from housing advocacy groups in the city including the HAC and CoCHO.

Supervisor Kim made some general comments on the report's findings, and the committee then voted to approve the report and file the hearing.

### Full Board

- [180915](#) Planning Code - Residential Care Facilities. Sponsors: Mandelman; Yee. Staff: Butkus. PASSED Second Read
- [180935](#) Planning Code, Zoning Map - 1550 Evans Avenue Special Use District. Sponsor: Cohen. PASSED Second Read
- [181031](#) Planning Code - Permit Review Procedures for Uses in Neighborhood Commercial Districts. Sponsors: Tang; Safai. Staff: D. Sanchez. PASSED Second Read
- [181028](#) Planning Code - Off-Street Parking Requirements. Sponsors: Kim; Peskin and Brown. PASSED Second Read

Also passing second read was Supervisor Kim's ordinance that would remove minimum parking requirements city-wide. I would like to acknowledge Paul Chasan who showed incredible dedication to seeing that this ordinance gets passed, and I'd also like to acknowledge this commission for making its bold recommendation to remove minimum parking requirements city wide.

As I've mentioned before, this will make us the second largest city in North America to remove parking minimums, and the second or third city in the US to do so. However, our thunder was slightly muted this week, as Minneapolis not only voted to adopt a plan to remove minimum parking city-wide, but to also eliminate single-family zoning. Minneapolis did this to address housing affordability, reduce their carbon footprint, and to chip away at segregated neighborhoods.

- [181100](#) Hearing - Appeal of Adjustment, Reduction, or Waiver of Development Project Requirements - Residential Childcare Fee - University of San Francisco - Student

Residence Hall Project, Lone Mountain Campus - 2500 Turk Street. Staff: Snyder, Varat, Starr. Continued to January 29, 2019

- [180917](#) Planning Code - Small Family Child Care in an Affordable Dwelling Unit on the Ground Floor. Sponsor: Yee. Staff: Nickolopoulos. Passed First Read
- [181144](#) Planning Code - Landmark Designation - 2 Henry Adams Street (the Dunham, Carrigan & Hayden Building). Sponsor: Cohen. Staff: Ferguson. Passed First Read

### Introductions

Finally, Supervisor Peskin introduced an ordinance this week that would amend the Planning Code's demolition rules and require a CU for any residential addition that increases the floor area by more than 10%. Staff received its first copy of this ordinance on Tuesday and is in the process of analyzing the proposed changes.

### President Hillis:

Thank you. Thanks for calling us bold. Can we make a motion to eliminate single-family zoning here? I would be supportive.

### Commissioner Richards:

So yeah, one thing on the Minneapolis 2040 plan, I've been reading up on it. There are like 800 pages of public comment. They originally started with four-plexes on a lot and actually did went down to three-plexes. As opposed to some of the transit-oriented development proposals we have here in this state where you can assemble parcels and you can build very big buildings at 150 linear feet on the street. So, I just want to make sure that there's a distinction between, they're kind of doing elimination of single-family homes light and what we've got here is kind of like a halt of North Hollywood version. Let's demolish neighborhoods and let's put in big buildings in. So, I think you know they're doing it I think more sensitively. And if they want to ratchet up in the future, it might be a good idea, but it's not like throwing scalding oil on somebody. It's more like lukewarm water.

### President Hillis:

Alright, it would be good to maybe have a hearing on that at some point and get into the details of what they did.

### Commissioner Richards:

Sure. Yes.

## E. GENERAL PUBLIC COMMENT – 15 MINUTES

SPEAKERS: Kathleen Courtney – Department policies, DR hearing date certain  
John Elberling – Central SoMa Office Development

## 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. [2016-013551CWP](#) (S. EXLINE: (415) 558-6332)  
EXCELSIOR & OUTER MISSION NEIGHBORHOOD STRATEGY – **Informational Presentation** - Staff from Planning, the Office of Economic and Workforce Development and the community will present the *Excelsior and Outer Mission Neighborhood Strategy*. The Strategy is a series of goals, strategies and action items and is the culmination of the last year and a half long community planning process in the Excelsior and Outer Mission neighborhood.  
*Preliminary Recommendation: None – Informational*
- SPEAKERS: = Susan Exline – Staff report  
 + Sup. Safai – District II  
 + Jorge Rivas – OEWD Staff presentation  
 + Corey Smith – Living breathing document  
 = Jessie Fernandez – EOM Strategy process  
 + Stephanie Cajina – Lifting community voices  
 + Katie Taylor – Support  
 = Charlie Shamas – Better neighborhoods  
 = Ozzie Rohm – Housing stats and demographics
- ACTION: None - Informational
10. [1996.0016CWP](#) (K. QI: (415) 575-9134)  
COMMERCE AND INDUSTRY INVENTORY 2017 – **Informational Presentation** – The Commerce & Industry Inventory is one of the Department’s reports on the economy and land use. It contains a 10-year time-series of data for calendar years 2008-2017, including population, labor force, employment, establishments, wages, retail sales, government expenditures and revenues, and building activity.  
*Preliminary Recommendation: None – Informational*
- SPEAKERS: = Ken Qi – Staff presentation  
 = Ozzie Rohm – Regional equity
- ACTION: None - Informational
11. [2015-014028ENV](#) (K. ZUSHI: (415) 575-9038)  
3333 CALIFORNIA STREET MIXED-USE PROJECT – located on the south side of California Street between Laurel Street and Presidio Avenue, Lot 003 in Assessor’s Block 1032 (District 2) - **Draft Environmental Impact Report**. The project would redevelop the 10.25-acre site currently occupied by the University of California San Francisco Laurel Heights Campus with a total of fifteen residential and mixed-use buildings. The project would demolish the existing one-story, 14,000-gross-square-foot (gsf) annex building and surface parking lots; construct thirteen new buildings, ranging in height from 37 to 45 feet, along the perimeter of the site; and partially demolish the existing four-story, 455,000-gsf office building, which is a historic resource for the purpose of CEQA. The project would include rooftop additions to the existing office building, and it would be adapted as two separate residential buildings, ranging in height from 80 to 92 feet. The project would provide 558 dwelling units; 49,999 gsf of office space; 54,117 gsf of retail space; a 14,690-gsf child care center; 896 parking spaces; 693 bicycle parking spaces; and 236,000 sf of open areas. Parking would be provided in four below-grade parking garages and six individual, two-car parking garages. A project variant that would increase the height of one of the proposed buildings to approximately 67 feet and replace the proposed office space in it

with 186 residential units (for a total of 744 dwelling units) is also being considered. The project site is located in a Residential-Mixed, Low Density (RM-1) Zoning District and 40-X Height and Bulk District. The project sponsor proposes to create a new Special Use District (SUD) to allow for the proposed development at the project site.

*Preliminary Recommendation: Review and Comment*

- SPEAKERS:
- = Kei Zushi – Staff presentation
  - + Leigh Lutinsky – OEWD presentation
  - + Dan Safir – Project presentation
  - = Roger Miles – 15-day extension
  - = Adam McDonough – 15-day extension, negative impacts
  - Eileen Boken – Historic designation
  - Bill Cutler – Neighborhood character
  - Richard Frisbie – DEIR comments due date
  - = Judy Doane – Negative impacts
  - Krisanthy Desby – Full preservation alternative
  - = David Goldbrenner – Construction impacts
  - = Adam McMichael – More housing
  - = Laura Clark – Mixed use is good
  - + Alex Yuen – Support
  - = Speaker – Neighborhood consensus, extension
  - = Perviz Randeria – 15-day extension
  - = Speaker – Retail
  - = Speaker – Community outreach
  - = Kristin Johnson – Extension
  - = Joanna Thomson – More housing
  - Kathy Devincenzi – Extension, community presentation alternative
  - = Holly Galbrecht – Extension
  - = Rose Hillson – Extension, landscape
- I urge -- 12/24 DEIR deadline be extended 15 days. On 12/5, HPC had remaining questions on neighborhood alternative. Over 4 decades ago, The Chronicle described site as having: "pleasant green lawns and plantings that enhance the handsome low lines of the simple building designed by Edward B. Page." DEIR doesn't mention that the cultural resource of remnant large mature trees from Laurel Hill Cemetery that were incorporated into the Firemen's Fund Building site as historic character-defining features are workhorses in mitigating GHG emissions. Planting small trees over a span of 15 years as if that would provide equivalent or reduced GHGs from thousands of VMTs associated with NEW retail uses to negatively impact everyone's HEALTH is concerning. Historically site was designed to have commercial on California only. The Jordan Park Improvement Association Board opposes retail on Euclid side.
- = Kelly Roberson – Extension, construction time scheduled
  - M.J. Thomas – Negative impact
  - Sonia Doland – Extension, retail
  - = Tina Kwok – Extension, community preservation alternative
  - = Linda Glick – Extension
  - Debra Seglund – Extension, community preparation alternative, retail
  - Anne Harvey – Extension, walkability

- + Arielle Mouller – More housing as fast as possible
- Joe Catalano – DEIR fails to recognize negative impact to this adjacent neighborhood
- + Ed Munnich – Committed to the people in need of housing
- Maryanne Massenburg – Parking and traffic
- = Corey Smith – Housing
- = Joan Varone – Construction schedule
- = Donna Elschiler – Asbestos contamination

ACTION: Reviewed and Commented; Extended the Comment period 15-days to January 8, 2019 at 5:00 pm

AYES: Fong, Hillis, Melgar, Moore, Richards

NAYS: Koppel

ABSENT: Johnson

13. [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: Disapprove*  
 (Continued from Regular hearing on November 29, 2018)  
**Note: On November 29, 2018, adopted a Motion of Intent to Deny, continued to December 13, 2018 by a vote of +4 -2 (Fong and Koppel against; Richards absent).**

SPEAKERS: = David Weissglass – Staff report  
 + Project sponsor – Project presentation  
 - Speaker – Support for the market  
 - Speaker – Support for the market  
 - Speaker – Support for the market  
 - Natalia Cressage – Support for the market  
 + Doug Wong – Response to questions

ACTION: After hearing and closing public comment; Continued to February 14, 2019

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

ABSENT: Johnson

14. [2018-012576CUA](#) (D. WEISSGLASS: (415) 575-9177)  
1769 LOMBARD STREET – south side of Lombard Street between Laguna and Octavia Streets; Lot 027 of Assessor's Block 0506 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 712 to authorize an existing Kennel use (d.b.a. "The Grateful Dog") within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District. The Project also includes the addition of two wood double-hung windows at the front façade. The 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  
 + Tuija Catalano – Project presentation  
 - Chris Bennett – Opposition, negative impacts  
 = Tony Dintch – Negative impacts  
 - Phil Wohl – Quality of life  
 - Speaker – Negative impacts  
 - Renae – Operation and facility  
 - Kelsey Yang – Support  
 + Seth – Happy neighbor  
 + Amanda Jones – Support  
 + Maya – Support  
 + Joanne Foy – Support  
 + Speaker – Support  
 + Bruce Berman – Neighbor concerns, mitigation measures
- ACTION: Approved with Conditions as Amended to include:
1. All items submitted by the Sponsor in Exhibit I;
  2. Neighborhood Liaison;
  3. One year look back;
  4. Quarterly inspections unannounced;
  5. No dogs outside before 7 am and after 7 pm, subject to change by Department Staff;
  6. Implement a sound consulting engineer best practices;
  7. Staff to consult with DBI and DPH;
  8. Staff to attend a meeting with neighbors and Sponsor; and
  9. Memo to CPC with final conditions.
- AYES: Fong, Hillis, Koppel, Melgar  
 NAYS: Moore, Richards  
 ABSENT: Johnson  
 MOTION: [20355](#)

15. [2018-008372CUA](#) (V. FLORES: (415) 575-9173)  
[1123-1127 FOLSOM STREET](#) – at Langton Street; Lot 100 of Assessor’s Block 3755 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#), [145.2](#), and [757](#) to establish and legalize an outdoor activity area (measuring approximately 728 square feet) in the rear of two existing bar uses (d.b.a. Trademark & Copyright) within the Folsom Street NCT (Neighborhood Commercial Transit District) and 65-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: = Veronica Flores – Staff report  
 + Kingston Wu – Project presentation  
 - Speaker – Negative noise impacts  
 - Joshua Herbert – Negative noise impacts

- Josh Pryor – 1129 Folsom
- Gerald Wolf – Enclose patio
- Trevor Edmonds – Loud noise, mental health
- Tori Puthoff – Opposition
- John Snyder – Noise
- + Paul Wilcox-Baker – Support
- George Soler – Noise
- + Rodney Taylor – Filipino food
- + Darnell – Support
- + D’Andre Smith – Support
- + Camille Clark – Support
- = Theresa Flandrick – Sound

ACTION: Disapproved  
 AYES: Hillis, Koppel, Melgar, Moore, Richards  
 ABSENT: Fong, Johnson  
 MOTION: [20356](#)

16. [2017-016050CUA](#) (J. HORN: (415) 575-6925)  
49 HOPKINS AVENUE – located at the southeast corner of the intersection of Hopkins Avenue and Burnett Avenue; Lot 042 in Assessor’s Block 2799 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to legalize the tantamount to demolition of a single-family home within a RH-1 (Residential House, One-Family) Zoning 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 and Modifications*  
 (Continued from Regular hearing on December 6, 2018)

SPEAKERS: = Jeff Horn – Staff report  
 = Patrick O’Riordan – DBI presentation  
 - Jerry Dratler – Opposition  
 - Theresa Flandrick – On behalf of Ozzie Rohm  
 - Stephanie Peek – Opposition  
 Katherine Petrin – On behalf of Mike Buhler

ACTION: Approved with Conditions as Amended:  
 1. Work with Preservation Staff to reconstruct the building to its original footprint and massing, implementing the original method and materials, according to the Secretary of Interior Standards; and  
 2. Install an interpretive plaque that identifies the building as a replica replacement, per the CPC.

AYES: Hillis, Koppel, Melgar, Moore, Richards  
 ABSENT: Fong, Johnson  
 MOTION: [20357](#)

## 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.

17. [2017-009996DRP](#) (D. WINSLOW: (415) 575-9159)  
[434-436 20<sup>TH</sup> AVENUE](#) – between Geary and Anza; Lot 036 in Assessor’s Block 1525 (District 1) - Request for **Discretionary Review** of Building Permit Application No. 2017.0713.1765, for construction of a one-story vertical addition and an 18’ deep horizontal addition to an existing 3-story two-family house within a RM-1 (Residential - Mixed, Low Density) 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 18, 2018)  
**Note: On October 18, 2018, after hearing and closing public comment, continued to December 13, 2018 with direction from the CPC by a vote of +4 -0 (Fong, Hillis, and Richards absent).**

SPEAKERS: = David Winslow – Staff report  
 - DR requestor – DR presentation  
 = Ian Fergossi, Aide to Sup. Fewer – Rent control regulations  
 - Justin Snoop – Opposition  
 - Theresa Flandrick – Opposition  
 - Jerry Dratler – Opposition  
 + Speaker – Project presentation  
 + Speaker – Project presentation  
 ACTION: Took DR and Disapproved the BPA  
 AYES: Hillis, Melgar, Moore, Richards  
 NAYS: Koppel  
 ABSENT: Fong, Johnson  
 DRA: [0631](#)

- 18a. [2018-006138DRP-03](#) (D. WINSLOW: (415) 575-9159)  
[2831 PIERCE STREET](#) – between Union & Green St.; Lot 001H in Assessor’s Block 0537 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2018.0426.7450 For construction of a 4th story vertical addition, a 3-story horizontal rear addition, and a 5’ vertical extension to the front façade 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: Take Discretionary Review and Approve with Conditions*

SPEAKERS: = David Winslow – Staff report  
 - Scott Emblidge – Agreement  
 + Dan Frattin – Agreement  
 + Mason Wenger – Community  
 + Dan Johnson – Community  
 + Micky Paco – Support  
 + Natalie Dana – Support

ACTION: Took DR and Approved per the private agreement submitted at the hearing.  
AYES: Hillis, Koppel, Melgar, Moore, Richards  
ABSENT: Fong, Johnson  
DRA: [0632](#)

18b. [2018-006138VAR](#) (D. WINSLOW: (415) 575-9159)  
2831 PIERCE STREET - between Union & Green St.; Lot 001H in Assessor's Block 0537 (District 2) - Request for a **Variance** from the front setback requirements of Planning Code Section 132 to permit a 5' vertical extension to the front façade within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 18a.  
ACTION: Closed the PH and indicated an intent to Grant

ADJOURNMENT – 9:04 PM  
ADOPTED JANUARY 10, 2019