

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 20, 2018
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:08 PM

STAFF IN ATTENDANCE: Ashley Lindsay, Joshua Switzky, Scott Edmondson, Doug Vu, Seema Adina, Delvin Washington, John Rahaim – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2018-011935CUA (M. CHRISTENSEN: (415) 575-8742)
2505 THIRD STREET – southeast corner of 3rd and 22nd Streets; Lot 001 of Assessor's Block 4173 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.3, 249.37, and 303 to expand an existing Retail Sales and Service use to a total size of 6,798 square (proposed as a Restaurant and Event Space, dba Magnolia Brewery) at the ground floor of an existing three-story industrial building within the PDR-1-G (Production, Distribution & Repair – 1 - General) Zoning District, the Innovative Industries

Special Use District, and the 85-X and 68-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\(h\)](#).

(Proposed Continuance to January 24, 2019)

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

2. 2018-007366CUA (N. FOSTER: (415) 575-9167)
838 GRANT AVENUE – east side of Grant Avenue, between Washington and Clay Streets, Lot 005 in Assessor’s Block 0209 (District 3) – Request for **Conditional Use Authorization** to establish a new 7,138 gross square foot Restaurant Use (d.b.a. “Cityview”) within an existing, ground-floor commercial tenant space fronting Walter U. Lum Place. The proposed restaurant would operate from 10:30 a.m. to 12:00 a.m. daily and utilize an ABC Type 47 License (on-sale general, eating place). The Project involves interior and exterior tenant improvements, including a 4’-4” horizontal expansion of the tenant space into a recessed opening fronting Walter U. Lum Place. 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 January 31, 2019)

SPEAKERS: None
 ACTION: Continued to January 31, 2019
 AYES: Hillis, Koppel, Johnson, Melgar, Moore, Richards
 ABSENT: Fong

3. 2017-009635CUA (V. FLORES: (415) 575-9173)
432 CORTLAND AVENUE – between Bennington and Andover Streets; Lot 030 of Assessor’s Block 5678 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#) and [317](#) to allow demolition of an existing 2,376 square foot mixed-use building containing a residential unit and new construction of a three-story-over-basement 6,419 square foot mixed-use building with three residential units and one ground commercial unit (measuring approximately 1,284 square feet) in a NC-2 (Neighborhood Commercial, Small Scale) 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 January 31, 2019)

SPEAKERS: None
 ACTION: Continued to January 31, 2019
 AYES: Hillis, Koppel, Johnson, Melgar, Moore, Richards
 ABSENT: Fong

4. [2017-009224CUA](#) (M. WOODS: (415) 558-6315)
[601 VAN NESS AVENUE](#) – west side of Van Ness Avenue; Lot 027 in Assessor’s Block 0762 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.4 and 303(j) to discontinue a Movie Theatre use (Opera Plaza Cinema) of approximately 6,380 square feet and propose a Retail Sales and Service use within a RC-4 (Residential-Commercial High Density) Zoning District, the Van Ness Avenue Special Use District, and 130-V 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 October 18, 2018)
(Proposed Continuance to February 21, 2019)

SPEAKERS: None
 ACTION: Continued to February 21, 2019
 AYES: Hillis, Koppel, Johnson, Melgar, Moore, Richards
 ABSENT: Fong

6. [2018-012330CUA](#) (M. CHANDLER: (415) 575-9048)
[447 BROADWAY](#) – south side between Rowland Street and Nottingham Place; Lot 026 of Assessor’s Block 0163 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 714, to establish a 4,000 square foot General Entertainment Use (dba Escape SF) at the ground floor of an existing vacant space most recently used for private parking within the Broadway NCD (Neighborhood Commercial District) Zoning District and 65-A-1Height and Bulk District. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Mark Lewinski – Not to continue
 Francisco Matos – Not to continue
 Speaker – Support for continuance
 ACTION: Continued to January 17, 2019
 AYES: Hillis, Koppel, Johnson, Melgar, Moore, Richards
 ABSENT: Fong

16. [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
 (Continued from Regular hearing on November 29, 2018)

SPEAKERS: None

ACTION: Continued to January 31, 2019
AYES: Hillis, Koppel, Johnson, Melgar, Moore, Richards
ABSENT: Fong

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

C. COMMISSION MATTERS

7. Consideration of Adoption:
- [Draft Minutes for December 6, 2018](#)

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

8. Commission Comments/Questions

Commissioner Richards:

Secretary Ionin, can you put this up on the overhead, please? So, we heard an item last Thursday, 49 Hopkins. And we had the project sponsor who is part of the LLC for the redevelopment of that project come and claim that he and his family were going to move to 49 Hopkins because they needed the room to expand their family. I just want, you know, we're going to be hearing demo legislation and people get up and say all kinds of things to us and we hear "family" and we kind of go, oh, we need more family housing. You know, does the family housing conform to the family housing suggested guidelines; a lot of things that people shine us on. This gentleman here, Mr. Johnston, actually went on record; it's on StockworthTV.com on 9-9-18. He knocked the house down in late 2017. He was interviewed in 2018 and he says my home is in Central Florida. I develop single-family homes and multi-unit buildings in San Francisco, but I intend to raise my family in Central Florida. Yet he stood before us last Thursday and he claimed he was going to move into 49 Hopkins. Enough said.

Commissioner Moore:

I'd like to make a constructive suggestion that at some point this Commission is introduced to how the Community Business Priority Processing Program works. Since we last time and this week again have something where somehow what we have in front of us is not fully understood based on the way it is submitted, little shortcuts or whatever, because it has an implied understanding within the program that we're just, by consent approving these things. I would like to have this Commission get a better introduction of how it is being handled, what exactly the preclusions are; we are all in support of expediting particularly local-grown small business applications. However, the confusion which occurred last week and again this week makes me personally want to hear a little bit more what is entailed in

the processes so that we can more supportive or suggest certain modification of how that process is being handled. I hope to advice as a Commission, if you agree with me, it would be to the benefit of all if I get a second on that in order to encourage the Director to help us move forward with that.

Commissioner Richards:

So, my thoughts on it, on this topic was we seem to have had these come forward in the last couple of years and there was no issue with them. However, it seems like the projects may be more complicated or controversial and I know we had like two last week. There at the corner store, which seemed to be not a big issue and then we had this one today which I really couldn't tell what it was. And the process calls for hey, kind of a skeletal minimal amount of work put into this because these aren't supposed to be controversial. Maybe we need relook at what goes in these and what doesn't go in these, especially when it deals with maybe live entertainment and maybe some criteria that throws these out to a less, more rigorous process and less streamlined process.

President Hillis:

Okay.

D. DEPARTMENT MATTERS

9. [Director's Announcements](#)

John Rahaim, Planning Director:

On that last item, I am happy to have the staff -- maybe we will start with a memo just describing how we're doing it and then we could follow up with further discussions with you after that.

Secondly, I just wanted to call your attention to the memo that is in your packet today from Carly Grob, on the Director's Bulletin related to the State Density Bonus. We are -- you know, we only in the last couple of years have started to receive projects proposing to use the state density bonus. And it's taken a little while to figure out how to actually implement the program and now we have a number of projects -- maybe half a dozen or to 10 that are actually proposing in some form using the state density bonus. So, we wanted to make sure we were consistent in how we use that program. Of particular interest, I think, is how we calculate the base density. You know, how you calculate the density that is allowed under current zoning without using the bonus. So, what this memo does, which is called Director's Bulletin No. 6, is actually trying to do is be very clear about how to do that, so that all the projects do it the same way, consistent with state law. And we can move forward in a more streamlined way in how we implement these projects. So, just wanted to call that to your attention as to how we kind of implement that program at this point.

Lastly, I just wanted to mention that we do have a couple of hearings upcoming on Housing Policy and Housing Programs. I think what we are likely to do is break that up into a couple of sessions in January, perhaps February when we talk about the current pipeline at the request of President Hillis. We're going to talk about the current pipeline as it relates to our budget as well as kind of the larger policy questions around the state. Especially around state housing bills and other policy issues that are coming up. And I think we're

facing a whole new round of state housing bills that we need to analyze as we move forward over the next few months. So, we are hoping to bring that to you in the first couple of months of next year. And thirdly, just for everyone, happy holidays, I hope you have a great holiday season. Thank you.

Commissioner Richards:

So, one quick maybe clarification point, Director Rahaim. Somebody asked me a question yesterday and I didn't know the answer and they said, why is it all of a sudden we've discovered this state density bonus. Was there a defining trigger that--

John Rahaim, Planning Director:

There was. About three years ago. There was, maybe three years ago if my memory serves me right. There was a court case related in the East Bay, I believe was -- I can't remember. It might have been Berkeley that relates to -- it was a community, it might have been Berkeley; it might have been or another that implemented a statement program exactly the way we did. And the court ruled that it was, we had to basically rule in that case that the city still had to allow for the bonus, on top of their existing inclusionary programs and on top of their existing SUD Programs and so forth. So, we realized that that was an exact precedence to San Francisco.

Commissioner Richards:

Thank you.

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

Tim Frye, Preservation Officer:

Here with you to share two items from yesterday's Historic Preservation Commission hearing. The first was the -- if I could get the overhead, please. The amended Landmark Designation for our Lady of Guadalupe Church in North Beach and on the border of Russian Hill. Our Lady of Guadalupe was designated as a local landmark in 1993. It is landmark number 204. However at the request of the community and the remaining members of the congregation, the Commission voted unanimously in support of also designating the full interior of the church. In 2003, the city was not allowed to designate the interior of private property and so the amended designation -- or the amended ordinance in 2007 now allows us to designate the interior of private publicly accessible properties. And, therefore, this designation will move forward to the Commission and then to the Full Board early next year. I will point out that the property owners are in support of the local designation and this Commission will be reviewing a conditional use authorization for new uses in that property that are afforded landmark properties. Flexible in the zoning provided that there's some maintenance and rehabilitation plan in place for that local landmark. Second is the Commission received an informational presentation on a pilot program that the Department is beginning called the Historic Resource Assessment program. There's been a long-standing request from the development and the public -- development community and members of the public to provide an assessment or essentially survey a property without a project on file with the city. This essentially allows us to go out and survey a property at an owner's request without having a project on file. Therefore, a CEQA analysis is not being put together or a CEQA determination is not being determined. We are essentially just going out and looking at a property and determining whether or not the

property appears to be eligible for the California register. This pilot program is going to begin in 2019. We're going to monitor it very closely for the first six months and report back to both Commissions on the success of the program, interest in the program from the public but also whether or not we need to adjust our fee schedule to accommodate this new application. At this point, we will be charging only time and materials for this work. So that concludes my report unless you have any questions.

Commissioner Moore:

Mr. Frye, I was copied on a letter where you were informed that the original Largent House drawings were located at UCLA.

Tim Frye, Preservation Officer:

That is correct.

Commissioner Moore:

Neutra contacted you. Could you share that, please, with this Commission?

Tim Frye, Preservation Officer:

Yes. Neutra's -- and I can't recall if it's his son or grandson, Raymond.

Commissioner Moore:

It's his son.

Tim Frye, Preservation Officer:

Raymond Neutra contacted us to let us know exact where they believe the Largent house plans are located in the UCLA archives. So once the planner engages -- reengages that project sponsor and to bring the project in compliance with this Commission, we'll be asking them to seek those original drawings from that archive.

Commissioner Moore:

Thank you.

Commissioner Richards:

Question Mr. Frye. If the project sponsor does not choose to rebuild the house in a certain period of time, do you take enforcement action?

Tim Frye, Preservation Officer:

My understanding is if plans are not submitted within 30 days, then the planner will refer it to the enforcement -- or zoning and compliance team in our department. Yes.

Commissioner Richards:

Great, one other question Mr. Frye. Does the historic evaluation without the CEQA determination apply to districts as well as individual properties?

Tim Frye, Preservation Officer:

That is a great question. It does, although at this time we may be hedging our bets. And postponing that -- and postponing that final determination until citywide survey gets out to that area of the city because we don't want to put that on us on the departments or single property owner to evaluate an entire neighborhood.

Commissioner Richards:

The reason why I ask is our neighborhood was evaluated in 2007-08 on the Market – Octavia and it left off two blocks times four. Like eight blocks. We're looking to actually list the neighborhood on the register. And, I mean, it already passed the sniff test south of one street or east of one street. But there's two blocks of stub portion and that still hasn't been surveyed. So I think that might be an eligible use for this streamline process.

Tim Frye, Preservation Officer:

Yes, you could apply for this.

Commissioner Richards:

Okay. Thank you.

Tim Frye, Preservation Officer:

Yep. Thank you.

Jonas P. Ionin, Commission Secretary:

Commissioners, before we move on, I wanted to congratulate you on a very productive year and applaud your efforts. You held over 40 hearings, you approved over 200 projects and you considered over 60 DR's in 2018.

Commissioner Richard:

How many units?

Jonas P. Ionin, Commission Secretary:

Ah we'll have that count for you later.

Commissioner Richards:

Great, I can't wait to tweet it.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

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. When the number of speakers exceeds the 15-minute limit, General Public Comment may be moved to the end of the Agenda.

SPEAKERS: Georgia Schuttish – Recommendations, climate change
Richard Frisbie – 3333 California St.
Sue Hestor – Shadow findings, joint hearings
Laura Foot – Minneapolis – single family zoning

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.

5. [2018-008389CUA](#) (A. LINDSAY: (415) 575-9178)
88 KING STREET – northeast corner of the 2nd Street and King Street intersection, Lot 005 of Assessor’s Block 3793 (District 9) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303(c) and 829, to install a Sprint Macro Wireless Telecommunications Facility which consists of installation of (6) new panel antennas; (12) new RRUs; (1) new microwave antenna; and (1) GPS antenna. All antennas will be located behind screen walls, and are proposed to be painted to match the existing building. Ancillary equipment will be located inside the rooftop penthouse equipment room as part of the Sprint Telecommunications Network. The subject property is located within the SB-DTR (South Beach Downtown Residential) Zoning District, and 105/200-R 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: = Ashley Lindsay – Staff report
 + Jeremy Jordan – Project presentation
 - Neleish Baratay – Health risks
 ACTION: After being pulled off of Consent; Approved with Conditions
 AYES: Fong, Hillis, Koppel, Johnson, Melgar, Moore
 ABSENT: Richards
 MOTION: [20358](#)

11. (S. EDMONDSON: (415) 575-6818)
[MODERNIZING LONG RANGE DATA ANALYSIS](#) – The **Informational Presentation** will summarize one initiative of the Citywide Division’s work program to harness the power of current GIS technology to keep up with professional practice standards, address increasingly complex long range planning challenges, and meet public expectation for data services, including analysis and visualization of land use data and scenario planning. This capacity and related products are integral to the long-range planning work of the Planning Department and that of sister Departments, to meeting ongoing monitoring and reporting requirements, for coordination with regional and state agencies, and for ongoing policy and project discussions at all scales. The program’s goal is to create an integrated information system that reduces costs, streamlines production, and increases the ease of use, accessibility, and value of data needed to address San Francisco’s complex long-range planning challenges.

Preliminary Recommendation: None – Informational

SPEAKERS: = Josh Switzky – Introduction
 = Scott Edmondson – Staff presentation
 = Sue Hestor – The public? In this process
 = Laura Foot – Real input does not equal multiple hearings
 ACTION: None - Informational

12. [2016-015675CUA](#) (A. LINDSAY: (415) 575-9178)
2990 24TH STREET – northeast corner of the Harrison Street and 24th Street intersection, Lot 040 of Assessor’s Block 4206 (District 9) - Request for a **Conditional Use Authorization**,

pursuant to Planning Code Sections 303(c) and 763, to install a new rooftop AT&T Mobility Macro Wireless Telecommunications Facility consisting of (2) new FRP enclosures; (9) new antennas; (24) new RRHs; (1) GPS antenna; ancillary equipment; and (1) equipment room within the existing building as part of the AT&T Mobility Telecommunications Network. The subject property is located within the 24th-Mission NCT (Neighborhood Commercial Transit), and 55-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

(Continued from Regular hearing on November 8, 2018)

Note: On September 13, 2018, after being pulled off of Consent; Closing PC; and a Motion to Continue Indefinitely failed +1 -5 (Fong, Johnson, Koppel, Moore, Hillis against; Richards recused); Continued to November 8, 2018 by a vote of +5 -1 (Melgar against; Richards absent). On November 8, 2018, without hearing, continued to December 20, 2018 by a vote of +6 -0 (Moore absent).

SPEAKERS: = Ashley Lindsay – Staff report
 + Kenny Blackstone – Project presentation
 = Miguel Bustos – Community involvement
 = Eric Arguello – Alternative No. 2
 + Michael Taglia – Installation requirements

ACTION: Approved with Conditions limiting the number of antennas to nine for Alternative No. 2

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

ABSENT: Richards

MOTION: [20359](#)

- 13a. [2016-004905ENX](#) (D. VU: (415) 575-9120)
1052-1060 FOLSOM STREET & 190-194 RUSS STREET – northwest corner of Folsom and Russ Streets – Lots 021, 023 & 087 in Assessor's Block 3731 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329 for the demolition of five existing buildings containing commercial uses and four dwelling units, merger of three lots into a single parcel, and the construction of a new 64-ft. 6-in. tall, seven-story and 58,719 sq. ft. mixed use building containing 2,832 sq. ft. of ground floor commercial retail use and 55,887 sq. ft. of residential use for 63 dwelling units. The Project also includes 6,991 sq. ft. of combined private and common open space and a 3,572 sq. ft. ground floor garage for 17 automobile and 63 Class 1 bicycle parking spaces. The Project is also requesting modifications from the rear yard and dwelling unit exposure requirements pursuant to Planning Code Sections 134 and 140, respectively. The subject properties are located within a Residential Enclave (RED) and SoMa Neighborhood Commercial Transit (NCT) Districts, the SoMa Youth and Family Special Use District, and 65-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Doug Vu – Staff report
 + Paul Iantorno – Project presentation
 + Alice Barkley – Shadow
 + Brad Terrell – Design presentation
 - David Woo – Joint hearing with Rec and Park
 - Raquel Redondiez – Local neighborhood personalities

- Lourdes Figueroa – Impacts to the youth
- Alexa Drapiza – Protect the park from shadows
- PJ Eugenio – Protect the park from shadows
- Tony Robles – Integrity of the park
- Tiffany Basa – Park memories
- Ramon Bonifacio – Affordable housing
- Judy Barbonio – Youth video
- + Michael Landolina – Sun exposure, affordable housing
- + Laura Foot – Support
- + Nico Negle – Support
- + Rudy Asercion – Shadow mitigated by new housing
- David Martinez – Neighborhood character
- Katrina Liwanag – Beyond the shadow
- + Charles Turner – Additional rental housing
- + Jean Paul Samaha – Support
- + Michael Stack – Support
- + Conner Mcleod – Support
- John Jacobo, Aide to Sup. Kim – Opposition based on community opposition
- + Ed Deleski – Support
- + Xavier Arce – Support
- + John Goldman – Support
- Paul Barrera – Opposition
- Raymond Castillo – Don't take my sunshine away
- = Sue Hestor – Forgiveness and trust, shadow analysis
- Tet Naval – Opposition
- Angelica Cabande – Opposition

ACTION: Approved with Conditions
 AYES: Fong, Hillis, Koppel, Johnson
 NAYS: Melgar, Moore, Richards
 MOTION: [20360](#)

- 13b. [2016-004905CUA](#) (D. VU: (415) 575-9120)
1052-1060 FOLSOM STREET & 190-194 RUSS STREET – northwest corner of Folsom and Russ Streets – Lots 021, 023 & 087 in Assessor's Block 3731 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, for development on a lot greater than 10,000 sq. ft. (Planning Code Section 121.1), merger of lots resulting in a single street frontage greater than 50 feet in the RED District (Planning Code Section 121.7), and for the demolition of dwelling units (Planning Code Section 317), for the project involving for the demolition of five existing buildings containing commercial uses and four dwelling units, merger of three lots into a single parcel, and the construction of a new 64-ft. 6-in. tall, seven-story and 58,719 sq. ft. mixed use building containing 2,832 sq. ft. of ground floor commercial retail use and 55,887 sq. ft. of residential use for 63 dwelling units. The Project also includes 6,991 sq. ft. of combined private and common open space and a 3,572 sq. ft. ground floor garage for 17 automobile and 63 Class 1 bicycle parking spaces. The Project is also requesting modifications from the rear yard and dwelling unit exposure requirements pursuant to Planning Code Sections 134 and 140, respectively. The subject properties are located within a Residential Enclave (RED) and SoMa Neighborhood Commercial Transit (NCT) Districts, the SoMa Youth and Family Special Use 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: Same as item 13a.
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Koppel, Johnson
 NAYS: Melgar, Moore, Richards
 MOTION: [20361](#)

- 13c. [2016-004905SHD](#) (D. VU: (415) 575-9120)
1052-1060 FOLSOM STREET & 190-194 RUSS STREET – northwest corner of Folsom and Russ Streets – Lots 021, 023 & 087 in Assessor’s Block 3731 (District 6) – Request for **Shadow Determination**, pursuant to Planning Code Section 295, the project requires authorization from the Planning Commission for shadow impacts on the Victoria Manalo Draves Park, for the project involving for the demolition of five existing buildings containing commercial uses and four dwelling units, merger of three lots into a single parcel, and the construction of a new 64-ft. 6-in. tall, seven-story and 58,719 sq. ft. mixed use building containing 2,832 sq. ft. of ground floor commercial retail use and 55,887 sq. ft. of residential use for 63 dwelling units. The Project also includes 6,991 sq. ft. of combined private and common open space and a 3,572 sq. ft. ground floor garage for 17 automobile and 63 Class 1 bicycle parking spaces. The Project is also requesting modifications from the rear yard and dwelling unit exposure requirements pursuant to Planning Code Sections 134 and 140, respectively. The subject properties are located within a Residential Enclave (RED) and SoMa Neighborhood Commercial Transit (NCT) Districts, the SoMa Youth and Family Special Use District, and 65-X Height and Bulk District.
Preliminary Recommendation: Adopt Shadow Findings

SPEAKERS: Same as item 13a.
 ACTION: Adopted Findings
 AYES: Fong, Hillis, Koppel, Johnson
 ABSENT: Melgar, Moore, Richards
 MOTION: [20362](#)

- 13d. [2016-004905VAR](#) (D. VU: (415) 575-9120)
1052-1060 FOLSOM STREET & 190-194 RUSS STREET – northwest corner of Folsom and Russ Streets – Lots 021, 023 & 087 in Assessor’s Block 3731 (District 6) – Request for a **Variance** to the rear yard requirement pursuant to Planning Code Section 134, and dwelling unit exposure requirement under Planning Code Section 140, for the project involving for the demolition of five existing buildings containing commercial uses and four dwelling units, merger of three lots into a single parcel, and the construction of a new 64-ft. 6-in. tall, seven-story and 58,719 sq. ft. mixed use building containing 2,832 sq. ft. of ground floor commercial retail use and 55,887 sq. ft. of residential use for 63 dwelling units. The Project also includes 6,991 sq. ft. of combined private and common open space and a 3,572 sq. ft. ground floor garage for 17 automobile and 63 Class 1 bicycle parking spaces. The Project is also requesting modifications from the rear yard and dwelling unit exposure requirements pursuant to Planning Code Sections 134 and 140, respectively. The subject properties are located within a Residential Enclave (RED) and SoMa Neighborhood

Commercial Transit (NCT) Districts, the SoMa Youth and Family Special Use District, and 65-X Height and Bulk District.

SPEAKERS: Same as item 13a.

ACTION: ZA Closed the PH and took the matter under advisement

14. [2018-012420CUA](#) (S. ADINA: (415) 575-8722)
[1169 MARKET STREET](#) – southwest corner of Market Street and 8th Street, Lot 390 of Assessor’s Block 3702 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, 303.1, and 210.1 to establish a Formula Retail Grocery (d.b.a. Whole Foods Market) within a C-3-G (Downtown General) Zoning District and 150-X, 120-X, 240-S Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Seema Adina – Staff report
 + Ryan Kroll – Project presentation
 + Adam Smith – Project presentation
 + Lamar Heystek – Asian, Inc., support
 + Kelly Armstrong – Support
 + Rudy Asercion – Support
 + Tiffany Fuller – Support
 = Lourdes Figueroa – Request for continuance
 = David Woo – Labor issues, request for continuance
 = Raymond Castillo – Union busting
 = Katrina Liwanag – Economic equity, request for continuance
 = PJ Eugenio – Cultivate labs – Continue
 = Angelica Cabande – Continuance, broken promises
 + Dena Aslanian-Williams – Support
 + Mia Sangiacomo – Property owner’s dream, staying power

ACTION: Approved with Conditions as amended to include:
 1. Encouraging OEWD to forge a First Source Hiring contract that focuses on local neighborhood based hiring practices; and
 2. An update memo to the Commission one year from the date of opening.

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

MOTION: [20363](#)

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.

15. [2016-015887DRP](#) (D. WINSLOW: (415) 575-9159)
2025 15TH AVENUE – between Pacheco and Quintara; Lot 001D in Assessor’s Block 2135 (District 7) – Request for **Discretionary Review** of Building Permit Application No. 2016.1205.4125, for construction of a horizontal rear addition and a one-story vertical addition to a single-family dwelling an existing 2-story single-family home within a RH-1(D) (Residential, House, One-Family- Detached) 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 11, 2018)
- SPEAKERS: = Delvin Washington – Staff report
 - Eileen Boken – DR presentation
 - Speaker – Opposition
 + Rita Wong – Project presentation
 + Ryan Patterson – Project presentation
- ACTION: Took DR and conditioned that the proposal include:
 1. Installation of privacy measures;
 2. Reducing the deck to allow for planter installation outside of the railing; and
 3. Adding an ADU as indicated in plans dated December 18, 2018.
- AYES: Fong, Hillis, Koppel, Johnson, Melgar, Moore, Richards
 DRA: [0633](#)
17. [2018-008820DRP](#) (D. WINSLOW: (415) 575-9159)
440 MOLIMO DRIVE – Myra Way; Lot 016 in Assessor’s Block 2962A (District 7) – Request for **Discretionary Review** of Building Permit Application No. 2018.0619.2350 for construction of a 498 s.f. one-story horizontal addition to an existing 3 story, single-family dwelling within a RH-1 (Residential-House, Single 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: = Delvin Washington – Staff report
 - Heba Soliman – DR presentation
 + Troy Kashanipour – Project presentation
 + Charmaine Curtis – Project presentation
- ACTION: No DR, Approved as proposed
 AYES: Fong, Hillis, Koppel, Johnson, Melgar, Moore, Richards
 DRA: [0634](#)
18. [2017-010924DRP](#) (D. WINSLOW: (415) 575-9159)
10 ALADDIN TERRACE – Taylor St.; Lots 034A and 035A in Assessor’s Block 0100 (District 3) – Request for **Discretionary Review** of Building Permit Application No. 2017.1103.3069 for construction of a one-story vertical addition to a 3 story, two-family dwelling. Extensive changes to the front, rear and side facades are proposed 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

SPEAKERS: = Delvin Washington – Staff report
- Montashir Hossain – DR presentation
- John Borusso – Excessive glazing
- Kathleen Courtney – Excessive glazing
- Chris Bigelow – Petition in support of DR
+ Tara Sullivan – Project presentation
+ Eric Dumican – Design presentation
+ Russ Taflin – Ugliest building in SF

ACTION: No DR, Approved as proposed

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

DRA: [0635](#)

ADJOURNMENT – 7:05 PM
ADOPTED JANUARY 10, 2019