

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, January 17, 2019**  
**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 1:09 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Audrey Butkus, Miriam Chion, Teresa Ojeda, Andrew Perry, Ashley Lindsey, 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.

- 1a. [2016-005555DRP-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*

(Continued from Regular Hearing on November 29, 2018)

**Note: On November 29, 2018, after hearing and closing public comment, continued to January 17, 2019 by a vote of +6 -0 (Richards absent).**

**(Proposed Continuance to February 14, 2019)**

SPEAKERS: None

ACTION: Continued to February 14, 2019

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

- 1b. [2016-005555VAR](#) (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.  
 (Continued from Regular Hearing on November 29, 2018)  
**(Proposed Continuance to February 14, 2019)**

SPEAKERS: None

ACTION: Acting ZA Continued to February 14, 2019

2. [2016-015997CUA](#) (A. PERRY: (415) 575-9017)  
[820 POST STREET](#) – north side of Post Street between Leavenworth and Hyde Streets, Lot 003C in Assessor’s Block 0300 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 253 and 303 to demolish the existing one-story commercial building and construct an eight-story (80-foot tall) mixed-use residential building in excess of 50 feet within an RC (Residential-Commercial) District. The Project would contain 12 dwelling units and approximately 1,200 square feet of ground floor retail. The Project would provide 12 Class 1 and 4 Class 2 bicycle parking spaces. The Project is located within a RC-4 (Residential-Commercial, High Density) Zoning District and 80-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
**(Proposed Continuance to February 21, 2019)**

SPEAKERS: None

ACTION: Continued to February 21, 2019

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

3. 2018-012092DRP (D. WINSLOW: (415) 575-9159)  
299 EDGEWOOD AVENUE – Lot 033 in Assessor’s Block 2461 (District 5) - Request for **Discretionary Review** of Building Permit Application No. 2018.0905.9130 For construction of a vertical addition above existing garage structure to provide an accessory dwelling unit in a RH-1(D) (Residential-House, Single 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\(h\)](#).  
**(Proposed for Indefinite Continuance)**

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

13. [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-1 Height and Bulk District. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on December 20, 2018)

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

14. [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 November 29, 2018)

SPEAKERS: None  
 ACTION: Continued Indefinitely

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

## B. COMMISSION MATTERS

### 4. Commission Comments/Questions

#### **Commissioner Moore:**

I just this morning got an e-mail which announced that 950 Gough Street, Gough and Eddy, is breaking ground on January 27<sup>th</sup>. That is something we have been waiting for, for a long time and we put a lot of effort into supporting it. It's the St. Paulus Lutheran Church and has a very small presence on Polk Street opening of what I think is 100% affordable housing on that site.

#### **Commissioner Richards:**

Just a something interesting I read in the New York Times this week. It's called Opportunities in the Cities Falls to the Educated. Just to sum it up, there is an MIT professor/economist, David Autor, who actually is now he's debunked or he's been surprised at the data that says that people who don't have a college degree typically in the past would move to cities to get more opportunity to get jobs and get higher wages and what they're finding out now is that really doesn't exist anymore. So, cities are only attracting people that are high-wage and high-educated people and what he says is this kind of flips everything on its head. These people that have limited opportunities actually have more opportunities in rural areas now than they do in cities, because of the high cost of living in cities. So, one of the things that the article also talks about is it's hard to attract these kind of people to cities even if their jobs still exist because of the high cost of housing. So, when we talk about building housing for everybody, we need to make sure that we consider building housing for those people at that level of income. One other thing that he's uncovered is that people who normally moved away from cities when they had -- when they're in prime age life conditions like having children and that, are no longer doing that. So that's actually creating more of a demand for people wanting to move to cities than people who don't move away. So, interesting article in the New York Times this week.

#### **Commissioner Moore:**

There was an interesting thing which you probably all read. Microsoft donated \$500 million in support of affordable housing. For the first time really admitting that the tech industry does have an effect on housing and affordability. I think it is very poignant comment for this city where we all know is a reality of that particular subject matter.

#### **Commissioner Melgar:**

I wanted to bring up something to my colleagues and the public. So before the December break, a new business opened at the corner of 16<sup>th</sup> and Valencia, inside the commercial space of the Maria Alicia apartments, an affordable housing building serving low-income families in the Mission. So, Manny's, it occupied the space that was occupied before by a sushi restaurant that had a liquor license and had a higher price point than what Manny's has. It is, it didn't come before us because it didn't need a CU it was occupying a space. It is a restaurant and a bar, but also a civic space. It has programming that's intended to make us all better citizens. It hosts dialogue and civic topics and all of that and it has a little corner that has a branch of dog eared books that's curated on progressive politics and civic

life. So, the restaurant employs formerly incarcerated people and you can get lunch for \$6. And Manny, the owner, is a young gay man who's from LA. Whose family is from Afghanistan. He is an Afghani Jew whose dad basically walked from Afghanistan to Israel seeking to escape the Taliban. There are now no Jews left in Afghanistan. So shortly after opening, Manny came to his business one morning and found a Star of David graffiti'd on the door and the lock box smashed in. With graffiti that said, you know, capital is Zionist defacing the business. It happened a couple of times. And then, you know, the protest started. So, Manny has been actively negotiating an MOU with United to Save the Mission, an organization that, you know, is an umbrella organization that is negotiating community benefits in the Mission and doing a very good job at it. And he had agreed to most of the community benefits.

Also in December, the Clarion Alley mural project camp reported that the murals depicting the struggle of the Palestinian people were defaced eleven times during a one-month period. So I just wanted to bring this to your attention because, you know, the struggle of oppressed and disadvantaged communities is real. The Mission community's fight against gentrification is also intense. But in this country and in our city in particular, there's no room for this kind of targeted violence and destruction. We cannot tolerate anti-Semitism or any other targeting of people based on their religion, ethnic origin, sexual orientation or any other kind of "ism" and we also live in a democratic society where we defend the rights of people who have different political beliefs. Although I have to say that Manny is our, like, he's a lefty guy and they're pretty mainstream. So, you know, people have the right to exist without fear of violence. And artists have the right to, you know, produce work and express themselves and use art-ism as a vehicle to fight oppression without fear of violence and having their work defaced. So, you know, this body is often the arbiter of how we live in these seven by seven miles and I wanted to bring up the situation for us. Because I want to reiterate my support and also defend, you know, the community's ability to negotiate community benefits agreements and do it from an authentic perspective without fear of folks, you know, usurping the process for violence and I want us also to continue to uphold the rights of artists to create and beautify our city without, you know, fear of their property and their product and their work being defaced as well. So thank you for allowing me to make those comments.

I also wanted to say, as we go into the next item, how much I appreciate Commissioner Hillis, President Hillis, for his thoughtfulness, his keen intelligence and his wicked sense of humor. I have very seldom worked with somebody who was as funny as you are, but also for your mentorship and your support. On a personal level, I really appreciate you and thank you for everything you've done.

**President Hillis:**

Thank you.

5. Election of Officers: In accordance with the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15<sup>th</sup> day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15<sup>th</sup> day of January each year.

SPEAKERS:       None

ACTION: Melgar – President; Koppel – Vice President  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

## C. DEPARTMENT MATTERS

### 6. Director's Announcements

**John Rahaim, Planning Director:**

Congratulations to the new President and Vice President. And thank you, both, for your service and we look forward to working with you. And Commissioner Hillis, you are certainly welcome to join us for the biweekly meetings still in my office if you'd like.

Last week you've heard a number of people testify about a project on 47<sup>th</sup> Avenue, 1295 47<sup>th</sup> Avenue. Where there was a concern about a DR that had been potentially rejected by the Zoning Administrator and I just wanted to get back to you on that to clear up what actually happened. This project was an ADU, which does not require notification, of course. And the tenant became aware of the permit back in June of '18 and was aware of the proposed ADU and that work being done on the project. We informed them of the process for DR's but the actual DR was not filed until the Department had already approved the permit. So it was, you know, and per our procedures and per the code, once the permit is approved, it's no longer possible to actually file the DR. So I think there was a misunderstanding about the timing and in this case I don't understand exactly why the staff says they actually hadn't informed the tenant and their attorney on this. But in this case it was simply after the permit was already approved. And I will remind you that subsequent to -- I think it was last fall -- I can't remember exactly when we added a procedure if you might recall that requires building owners to inform tenants when they're putting in an ADU, that they have to inform them if the ADU would be in a space that the tenant uses for parking or storage or laundry, or something of that facility. So that procedure went into place after this particular project went forward. So I just wanted to clear that situation up. Thank you for your time and happy to answer any questions.

**President Melgar:**

Thank you, Director. We were all wondering about that.

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

**Aaron Starr:**

**Land Use Committee**

- 181111 General Plan Amendment - Downtown Area Plan - 1650, 1660, 1670 and 1680 Mission Street. Sponsor: Planning Commission. Staff: Starr. Item 1
- 181112 General Plan Amendment - Market and Octavia Area Plan - 1650, 1660, 1670 and 1680 Mission Street. Sponsor: Planning Commission. Staff: Starr. Item 2
- 180474 Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street. Sponsor: Real Estate Division. Staff: Starr. Item 3

This week, the land use Committee considered the rezoning and associated General Plan Amendments for 1650-1680 Mission Street. The ordinance would rezone the subject properties to C-3-G and make corresponding changes to the Downtown Plan and the Market and Octavia Plan. Commissioners, you heard these items on October 25 of last year and voted to approve the proposed amendments.

At the Land Use hearing, Sue Hestor was the only public commenter and brought up the same concerns she expressed at the Planning Commissions hearing. Mainly that DBI could approve tenant improvements to the subject site not knowing that a change of use is needed. As a result, the new property owners would not be charged impact fees. As discussed at the Planning Commission hearing and reiterated at the Committee hearing, the property owners are still required to seek a change of use application to establish a General Office use, and that change of use does trigger certain impact fees. Supervisor Peskin made a motion to put an uncodified provision in this ordinance that would memorialize that changes of use on this property are subject to impact fees. This amendment was taken unanimously, and the items were then forwarded to the Full Board as a committee report.

- 180916 Planning, Administrative Codes - Zoning Controls and Fees in the C-3-R (Downtown Retail) District. Sponsor: Peskin. Staff: Butkus.

Lastly the land use committee heard the proposed changes to the C-3-R District. This item was continued from last week so that certain amendments could be drafted and added to the legislation. The amendments related to proposed CU findings that would allow non-retail uses on the 3rd floor. Supervisor Safai had some questions about why retail was not desirable on the third floor, and representatives of the Unions Square area gave public comment in support of the proposed amendments. The Committee then forwarded the item to the Full Board with recommendation.

### **Full Board**

- 180917 Planning Code - Small Family Child Care in an Affordable Dwelling Unit on the Ground Floor. Sponsors: Yee; Ronen, Kim, Cohen, Safai and Brown. Staff: Nickolopoulos. PASSED Second Read
- 181144 Planning Code - Landmark Designation - 2 Henry Adams Street (the Dunham, Carrigan & Hayden Building). Sponsor: Cohen. PASSED Second Read
- 181046 Planning Code - HOME-SF Project Authorization. Sponsors: Tang; Safai. Staff: Ikezoe. Passed First Read
- 181061 Planning Code - Conversion of Medical Cannabis Dispensary Uses to Cannabis Retail Uses. Sponsor: Office of Cannabis. Staff: Christensen. Passed First Read
- 180970 Bi-Annual Housing Balance Report Nos. 6 and 7. Sponsor: Planning Department. Staff: Ojeda. Adopted
- 181140 Hearing - Appeal of Determination of Exemption From Environmental Review - 84 Page Street. 3:00 PM Special Order, Items 55-58. Staff:

The Board then considered the CEQA Appeal for the project at 84 Page Street. This is a school playfield project. One of the neighboring residents appealed the CatEx for this project on the grounds of school-children related noise impacts. At the hearing, the appellant went so far as to play a sound recording of children playing outdoors to make his point. In Supervisor Brown's opening statement, she stated that the sound of children playing outdoors makes her happy. Staff gave their usual cogent defense of the Departments rational for the CEQA determination, and two elementary school children made a moving speech in support of the playfield. The hearing was short, and in the end the CatEx determination was upheld unanimously.

- 181200 Hearing - Appeal of Determination of Exemption From Environmental Review - 11 Gladys Street. 3:00 PM Special Order, Items 59-62. Staff:

Next the Board considered the appeal for 11 Gladys Street. This project proposes a modest vertical addition to a small house in Bernal Heights. One of the neighbors appealed the CatEx on the grounds of geotechnical and archeological impacts; however, it soon became apparent that the main concern was the loss of the appellant's views because of the development. The district supervisor Hilary Ronen noted in her remarks that her office did try to settle the appeal by getting the affected parties to discuss a potential resolution, but with no success. In the end the CatEx determination was upheld unanimously.

- 181233 Hearing - Appeal of Determination of Exemption From Environmental Review - 3637-3657 Sacramento Street. 3:00 PM Special Order, Items 63-66. Staff:
- 181237 Hearing - Appeal of Conditional Use Authorization - Proposed Project at 3637-3657 Sacramento Street. 3:00 PM Special Order, Items 67-70. Staff:

Continued to January 29, 2019

- 181111 General Plan Amendment - Downtown Area Plan - 1650, 1660, 1670 and 1680 Mission Street. Sponsor: Planning Commission. Staff: Starr. Passed First Read
- 181112 General Plan Amendment - Market and Octavia Area Plan - 1650, 1660, 1670 and 1680 Mission Street. Sponsor: Planning Commission. Staff: Starr. Passed First Read
- 180474 Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street. Sponsor: Real Estate Division. Staff: Starr. Passed First Read

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

There is no report from the Board of Appeals. The Historic Preservation Commission did meet yesterday and considered -- the Architectural Review Committee considered the replacement of the Path of Gold lights as well as the Better Market Street plan being proposed by the Department of Public Works. They also held their elections yesterday where Commissioner Highland was elected President and Commissioner Matsuda was elected Vice President. They also initiated Landmark Designation for the property at 2851 through 2861 24<sup>th</sup> Street.

**President Melgar:**



Galeria de la Raza.

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

Thank you. Thank you.

**President Melgar:**

Galeria de la Raza.

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

There was some opposition from the property owners, but I think when they speak with staff and get a better sense of their path forward, they may be ok with that. I will also mention that there were three Legacy Businesses that were considered and recommended for as legacy businesses. And my personal favorite bakery, Schubert's, was one of them.

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

SPEAKERS: Alex Lansburg – Income and housing  
 Paul Webber – Paired housing and office space  
 Mary Macnamara – ABAG vote on CASA compact  
 Francisco Matos – Item 13 continuance  
 Patricia Diar – Building height

#### 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.

8. [2018-015443MAP](#) (A. BUTKUS: (415) 575-9129)  
 170 VALENCIA STREET [BOARD FILE NO. 181045] – **Zoning Map Amendment** modifying a portion of 170 Valencia Street from RTO (Residential Transit Oriented District) to NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to establish a uniform zoning for the site; 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 – Zoning Map amendment  
 = Josh Horowitz – NCT zoning impact on Elgin Park

- = Tal – NCT zoning impact on Elgin Park
- = Speaker – NCT zoning impact on Elgin Park
- = Sharon Hoff – NCT zoning impact on Elgin Park
- + Keith Pepper – SFGMC, response to question

ACTION: Approved  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 RESOLUTION: [20369](#)

9. [2018-007888CWP](#) (D. WINSLOW: (415) 575-9159)  
**POLK / PACIFIC SPECIAL AREA DESIGN GUIDELINES – Planning Code Amendment** for 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. The Planning Commission will also consider adoption of the Polk/Pacific Special Area Design Guidelines at the same time the Ordinance is considered.  
*Preliminary Recommendation: Adopt*  
 (Continued from Regular hearing on January 10, 2019)

SPEAKERS: = David Winslow – Staff report  
 ACTION: Adopted Guidelines and Approved Amendment  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 RESOLUTION: [20370](#), [20371](#)

10. (T. OJEDA: (415) 558-6251)  
**ECONOMIC TRENDS AND HOUSING PIPELINE** – This **Informational Presentation** will focus on economic trends and the pipeline of housing projects. The sustained economic growth in San Francisco for more than eight years is raising questions on the length and shape of the current economic cycle. Staff will address these questions by reviewing housing and job indicators as well as details on the recent pipeline of housing projects.  
*Preliminary Recommendation: None - Informational*

SPEAKERS: = Miriam Chion – Staff presentation  
 = Teresa Ojeda – Staff presentation  
 = Sue Hestor – Existing housing stock loss  
 ACTION: None - Informational

11. [2015-004568PRJ](#) (A. PERRY: (415) 575-9017)  
**10 SOUTH VAN NESS AVENUE** – southwest corner of Market Street and South Van Ness Avenue, and bounded by 12<sup>th</sup> Street to the west, Lot 004 in Assessor’s Block 3506 (District 6) – **Informational Presentation** regarding the proposed project to demolish the existing 2-story building and construct a new mixed-use building with 984 dwelling units and approximately 30,450 square feet of ground floor commercial space. The Project would not exceed a parking ratio of 0.25 spaces per dwelling unit. The Project is located within a C-3-G (Downtown – General Commercial) Zoning District, a Van Ness & Market Downtown Residential Special Use District, and 120-R-2 and 120/400-R-2 Height and Bulk Districts.  
*Preliminary Recommendation: None – Informational*

SPEAKERS: = Andrew Perry – Staff presentation  
 + Adam Tartakovsky – Project presentation  
 + Angela Wu – Design presentation  
 - Larry Monsbacht – Fillmore west  
 + Corey Smith – A good pizza place  
 + Aaron Tartakovsky – Sustainability  
 + Jordan Longhart – Entertainment venues, spirit of the site  
 + Michael Patterson – Support  
 = Sue Hestor – Buses from the peninsula  
 ACTION: None – Informational

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 December 13, 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).**  
**On December 13, 2018, without hearing, continued to January 17, 2019 by a vote of +5 -0 (Johnson, Melgar absent).**

SPEAKERS: = Ashley Lindsay – Staff report  
 + Misako Hill – Project presentation  
 - Bruce McElroy  
 ACTION: Approved Staff’s recommended alternative with Conditions as Amended  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 MOTION: [20372](#)

ADJOURNMENT 4:20 PM  
 ADOPTED JANUARY 31, 2019