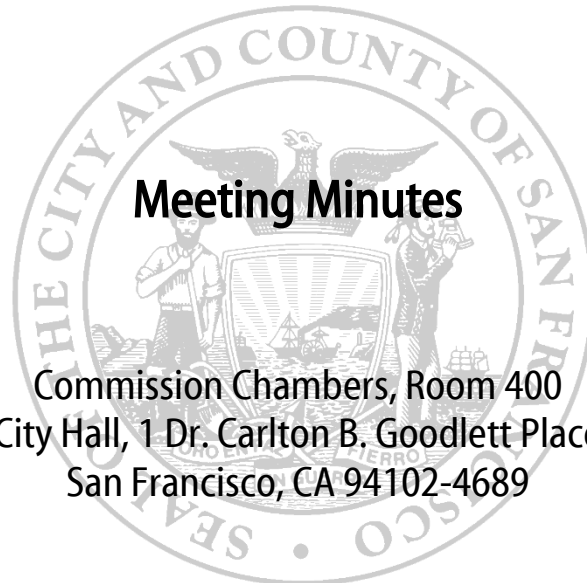


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, March 7, 2019
1:00 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Aaron Starr, Audrey Butkus, Diego Sanchez, Veronica Flores, Linda Ajello-Hoagland, Jeff Horn, David Winslow, Tim Frye – Preservation Officer, 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. 2018-012330CUA (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 a 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 January 31, 2019)

(Proposed Continuance to April 11, 2019)

SPEAKERS: None
 ACTION: Continued to April 11, 2019
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards

2. [2018-000547CUA](#) (J. HORN: (415) 575-6925)
42 ORD COURT – through lot site bounded by Ord Court to the south and States Street, Lot 060 in Assessor’s Block 2619 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 249.77 and 303(c), to construct a vertical and horizontal addition to an existing 1,860 square foot, two-story-with-attic single-family home on a 117 foot-10 inch deep through lot that extends from Ord Court to States Street. The existing structure will remain but be lifted 2 feet in height, two floors will be added on top of the rear portion of the existing structure and a 4-story rear addition will be constructed. In total, the proposed structure is 4,110 gross square feet in size and will add one new residential unit and a new garage. The project is within an RH-2 (Residential House, Two-Family) Zoning District, 40-X Height and Bulk District, and the Corona Heights Large Residence Special Use District (Planning Code Sec 249.77). 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 April 25, 2019)

SPEAKERS: None
 ACTION: Continued to April 25, 2019
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards

3. [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, within the Chinatown Visitor Retail Zoning District and 50-N 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 January 31, 2019)

(Proposed Continuance to April 25, 2019)

SPEAKERS: None

ACTION: Continued to April 25, 2019
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards

19. [2015-015129DRP](#) (D. WINSLOW: (415) 575-9159)
1523 FRANKLIN STREET – corner of Austin Street.; Lot 005 in Assessor’s Block 0665 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2018.0524.0061 for a six-story vertical addition to an existing 2-story commercial building within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 130-E 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
WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. [2018-012727CUA](#) (V. FLORES: (415) 575-9173)
3327-3380 19TH STREET – between Mission and Cap Streets, Lot 020A in Assessor’s Block 3590 (District 9) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [754](#), and [781.8](#), to legally establish a Restaurant use (d.b.a Bissap Baob) within an existing one-story commercial building within the Mission Street Neighborhood Commercial Transit District, Mission Area Plan, and 55-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: [20397](#)

- 5a. [2018-000813CUA](#) (S. JIMENEZ: (415) 575-9187)
939 ELLIS STREET – south side of Ellis Street between Van Ness Avenue and Franklin Street; Lot 019 in Assessor’s Block 0738 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code sections 209.3 and 303, to establish a Health Service (Retail Sales and Service) Use within a currently vacant 96,908 square foot tenant space most recently used as an Office Use. The subject property is located within a RC-4 (Residential – Commercial, High Density) Zoning District, Van Ness 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\(h\)](#).
 (Continued from Regular hearing on January 24, 2019)

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: [20398](#)

- 5b. [2018-000813VAR](#) (S. JIMENEZ: (415) 575-9187)
939 ELLIS STREET – south side of Ellis Street between Van Ness Avenue and Franklin Street; Lot 019 in Assessor’s Block 0738 (District 5) – Request for a **Variance** from the loading requirements under Planning Code Section 152. The proposed project is to establish a Health Service (Retail Sales and Service) Use within a currently vacant 96,908 square foot tenant space most recently used as an Office Use. The subject property is located within a RC-4 (Residential – Commercial, High Density) Zoning District, Van Ness Special Use District and 130-V Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on January 24, 2019)

SPEAKERS: None
 ACTION: Assistant ZA closed the PH and indicated an intent to Grant

6. [2016-005805CUA](#) (G. PANTOJA: (415) 575-8741)
430 BROADWAY – between Kearny and Montgomery Streets, Lot 009 in Assessor’s Block 0144 (District 3) - Request a **Conditional Use Authorization** pursuant to Planning Code Sections 714 and 303, to authorize a Restaurant Use (d.b.a. Fondue Chinoise) at an existing 1,850 square-foot tenant space at the ground floor of an existing four-story mixed-use building within the Broadway Neighborhood Commercial (NCD) Zoning District and 65-A 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

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: [20399](#)

7. [2017-008875CUA](#) (R. SALGADO: (415) 575-9101)
920 NORTH POINT STREET – North side of North Point Street between Polk Street and Larkin Street; Lot 002 in Assessor’s Block 0452 (District 2) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 608.14, to authorize the existing illuminated Ghirardelli sign spanning the roofs of the Mustard and Cocoa Buildings within Ghirardelli Square as a Vintage Sign. The subject property is San Francisco Landmark No. 30 (Ghirardelli Square) and is located within a C-2 (Community Business) Zoning District and 40-X Height and Bulk Limit. The proposed project includes replacing the sign with a new sign matching the dimensions, appearance, and illumination of the existing sign. The Historic Preservation Commission previously issued a Certificate of Appropriateness for the project at the January 16, 2019 HPC hearing. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
MOTION: [20400](#)

C. COMMISSION MATTERS

8. Consideration of Adoption:
- [Draft Minutes for February 21, 2019](#)

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

9. Commission Comments/Questions

Commissioner Moore:

This is due to the late-night news yesterday. I heard the unfortunate story that the Golden Gate Fortune Cookie Company on Ross Street is most likely going to be forced to be closed. Its rent was raised from \$1,600 a month to \$6,000 a month; and I'm asking the Commission, I'm asking anybody who is listening to what I say that the City please find ways to support the continuance of small businesses. Particularly when it cuts so close to the core which is an institution of Chinatown. It's an international destination because there's no place other than this one. I strongly urge everybody who is listening to discuss ideas of how we help small business.

Commissioner Richards:

Interesting enough, on Tuesday above the whole headline in the Chronicle, blitz of housing legislation. Lawmakers pushed 200 bills, many likely to upset local governments. I guess one of the things that I want to say is, if the state wants to come in and have its own Planning Code, at least be organized about it. Some of the bills actually directly contradict each other. This allows demo, no this will override it. It's a disaster, it's a mess. Maybe we can have Mr. Starr go there and reorganize the State Planning Code like he did Articles 2 and 7 here. There's going to be a lot coming here. Interesting enough, Palo Alto put out an impact analysis on SB50. I encourage you to all go and take look at that. They actually have visuals on, hey, here's what is there now, here's what going to be there, you know, under the new proposed law in the vanilla form, it doesn't include even include the density bonus. A really interesting read. The other interesting thing about it is it actually talks about the -- the impact and up zoning on the number of additional people per, you know, for the city. The vanilla version of it would actually triple Palo Alto's population. We talk about being progressive as a state and we say progressive land-use policies, up zone, up zone, up zone. When it comes to the protect piece for tenants I give us an "F" on the progressive scale. And the reason is that we have Costa Hawkins, we have the Ellis Act, and, you know, now that Prop C is there, all of the legislators can hide behind any type of reform but I have to look north to state of Oregon and, who just passed the statewide rent control bill last week. I think if California wants to be progressive, the legislators have to have the balls to actually do something about the displacement via those laws. And one

last thing, just before I got here, somebody sent me this, New York Times, "Thousands of New Millionaires are about to eat San Francisco Alive," is the headline. It talks about single family homes will probably -- there is going to be 10,000 new millionaires in San Francisco all going to want to be buying and living here. They forecast single-family homes at \$5 million and above, for a single-family home. So, read the article, it's really interesting. I don't like what I hear, but it's coming. All of the new IPOs are here in the city and not down on the Peninsula.

President Melgar:

And I just wanted to take a moment to recognize our own Kate Connor, principal planner for complex projects at the Planning Department for receiving an award from SPUR last night for Good Government. So, thank you, Kate, for everything that you do for our city and I just wanted to recognize her achievement. Thanks.

D. DEPARTMENT MATTERS

10. Director's Announcements

John Rahaim, Planning Director:

Thank you. Commissioners, the only announcement I was going to make was, no no, was what President Melgar said, Kate was honored last night along with five other city employees for a Good Government award. It was a very lovely event downstairs in the North Light Court. And we are very proud of her for all of the work that she's done. She has become, as I said in my comments last night, she has become our go-to person on all things related to housing. And particularly her willing, her ability to kind of cut through the bureaucracy and just make sure that these projects move forward. Especially affordable housing projects. So, we really appreciate Kate's work and we congratulate her on the award. Thank you.

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

Aaron Starr:

Land Use Committee

- 190007 General Plan - Downtown Area Plan Amendment - 175 Golden Gate Avenue Sponsor: Haney. Staff: Butkus. Item 1
- 180645 Planning Code, Zoning Map - Rezoning, Preservation Designation - 175 Golden Gate Avenue. Sponsor: Haney. Staff: Butkus.

At this week's land use hearing, the Committee heard the rezoning and GP amendment for 175 Golden Gate Avenue. These ordinances would rezone the subject property to C-3-G and make corresponding changes to the Map 1 of the Downtown Plan so that the property can take advantage of the TDR program. You heard this item on September 27 of last year and voted to recommend approval. At the hearing, only the project sponsor's representative spoke during public comment, and no significant questions were asked by the Committee members. The item was then forwarded to the Full Board with a positive recommendation as a committee report.

Full Board

- 180003 Planning Code - Landmark Designation - 460 Arguello Boulevard (aka Theodore Roosevelt Middle School). Sponsor: HPC. Staff: Ferguson. PASSED Second Read
- 180005 Planning Code - Landmark Designation - 2728 Bryant Street (aka Sunshine School). Sponsor: HPC. Staff: Ferguson. PASSED Second Read
- 181045 Planning Code, Zoning Map - 170 Valencia Street. Sponsor: Mandelman. Staff: Butkus. PASSED Second Read
- 190108 Planning Code - Conversion of Medical Cannabis Dispensary Uses to Cannabis Retail Uses. Sponsor: City Administrator. Staff: Christensen. PASSED Second Read
- 181247 Hearing - Appeal of Determination of Exemption from Environmental Review - 2831-2833 Pierce Street. Staff: Cisneros and Walker.

The Board also hear the CEQA appeal for 2831-2833 Pierce Street. This project includes a horizontal and a partial vertical addition to an existing two-unit building. You heard this item as a DR in December of last year and voted to take DR and modify the project.

While not explicitly stated in the appeal letter, the department understood that the appellant disagreed with the Department's determination that the existing building was not a historical resource under CEQA.

At the hearing there was no public comment either in favor or against the appeal. In the end the Board denied the appeal and upheld the department's Categorical Exemption determination.

- 190007 General Plan - Downtown Area Plan Amendment - 175 Golden Gate Avenue] Sponsor: Haney. Staff: Butkus. Passed First Read
- 180645 Planning Code, Zoning Map - Rezoning, Preservation Designation - 175 Golden Gate Avenue. Sponsor: Haney. Staff: Butkus. Passed First Read
- 190209 Mayoral Reappointment, Historic Preservation Commission - Richard Johns. Adopted
- 190210 Mayoral Appointment, Historic Preservation Commission - Kate Black. Adopted
- 190211 Mayoral Reappointment, Historic Preservation Commission - Andrew Wolfram. Adoption

Scott Sanchez, Assistant Zoning Administrator:

And the Board of Appeals met last night but did not take any final actions on any items of interest to the Commission.

Tim Frye, Preservation Officer:

Here to share a few items from yesterday's Historic Preservation Commission hearing. First of all, the Historic Preservation Commission provided review and comment on the Accessory Dwelling Unit Planning Business and Tax Regulation Code Amendments that I believe that are on your calendar today. The Commission had a number of questions related to how the performance criteria that are proposed by staff for historic buildings would be implemented and they are -- have continued that item after providing some general direction and support for the program. They did continue the item to have further conversation about how the Department would review ministerial grants for landmark properties at its next hearing. The Commission also unanimously approved a Certificate of Appropriateness for the Teatro Zinzanni site located on the Northeast Waterfront

Landmark District. This is also a Port property. The project has been in the Department for a number of years and apparently after some negotiations with the tenant and the Port, was finally ready for its hearing before the HPC. The ARC reviewed the project twice and was happy to see that all recommendations from the Architectural Review Committee were incorporated into the final project. There were a couple members from the community that voiced opposition to or concern to the project, mainly related to parking, which I'm sure that you will hear when you take up the conditional use authorization for that item. And then, finally, the Historic Preservation Commission issued the Certificate of Appropriateness for 906 Broadway, this is the Our Lady of Guadalupe in the North Beach neighborhood. As you know, the pending landmark designation of the interior is at the Board of Supervisors and this certificate of appropriateness is to create a connecting stair behind the altar to allow for the new use which, again, will be granted hopefully through conditional use authorization by this Commission at a future date. So that concludes my presentation unless you have any questions. Thank you.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Notification postcards - excavation
Corey Smith – State housing bills, evictions

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.

15. [2019-000048PCA](#) (A. BUTKUS: (415) 575-9129)
SMALL BUSINESS PERMIT STREAMLINING – Health Code Amendment to align regulation of restaurant enclosures for outdoor food service and restroom requirements with state standards; and **Planning Code Amendment** to clarify that a Type 23 liquor license may be used in conjunction with a Bar or Restaurant use, to amend the definition of a Bar to provide for consistent treatment of Type 64 liquor licenses, to modify Nighttime Entertainment use food service requirements, to reduce the distance measured for Retail Sales and Services uses in Neighborhood Commercial zoning districts to any neighborhood commercial district, to reduce the distance measured for nonconforming uses in RH (Residential, House), RM (Residential, Mixed), and RTO (Residential, Transit-Oriented) districts to any neighborhood commercial district, to amend the definition of General Entertainment to include Amusement Game Arcade, to allow as a permitted use an Outdoor Activity Area operated between 6 a.m. to 10 p.m., and to allow Limited Restaurant use as an Accessory Use; amending the Police Code to eliminate certain duplicative inspections and signoffs in connection with Place of Entertainment permits, and amending the definition of Limited Live Performance Locale to remove the requirement for food and beverage service; 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 public necessity, convenience, and welfare findings pursuant to Planning Code, Section 302.
Preliminary Recommendation: Approve
(Continued from Regular hearing on February 28, 2019)

SPEAKERS: = Audrey Butkus – Staff report
 + Ben Van Houten – Small Business permit streamlining
 + Sup. Valle Brown
 + Chhavi Sahni – Support
 + Danny Sauter – Support, vacancy rates
 + Henry Karnilowicz – Support
 + Speaker – Cole Valley coffee shop
 + Ben Bleiman – Positive impacts
 + Ricari Donaldson – Positive impacts
 = Peter Papadapolous – Area specific controls
 = Rose Hillson – Implementation mechanics

ACTION: Approved with modification, requiring CU for outdoor bar uses.
 AYES: Hillis, Johnson, Koppel, Melgar, Richards
 NAYS: Moore
 RESOLUTION: 20401

12. [2018-013861PCAMAP](#) (D. SANCHEZ: (415) 575-9082)

LARGE RESIDENCE SPECIAL USE DISTRICT – Planning Code and Zoning Map Amendment introduced by Supervisor Safai to create the District 11 Large Residence Special Use District (the area within a perimeter established by Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Holloway Avenue, Harold Avenue, Ocean Avenue, Geneva Avenue, Interstate 280, Tingley Street, Alemany Boulevard, Mission Street, Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford Avenue, Gladstone Drive, Sunglow Lane, Silver Avenue, Madison Street, Valmar Terrace, Peru Avenue, Burrows Street, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Brazil Avenue, Mansell Street, Persia Avenue, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Geneva Avenue, Carter Street, southeastern boundary of Census Tract 0263.02, Block 3005, and the southern boundary of San Francisco, Saint Charles Avenue, Interstate 280, straight-line extension northerly to Orizaba Avenue, Alemany Boulevard, and Brotherhood Way), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 welfare under Planning Code, Section 302.

Preliminary Recommendation: Disapprove

(Continued from Regular hearing on January 31, 2019)

SPEAKERS: = Diego Sanchez – Staff report
 + Sup. Safai – Large District SUD
 + Mark Christensen – Support
 - Lucy Graham – Opposition, not necessary
 - Sue Hestor – Real boundaries

ACTION: After hearing and closing public comment; Continued to April 11, 2019.
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards

13. [2018-010552PCA](#) (D. SANCHEZ: (415) 575-9082)

EMPLOYEE CAFETERIAS WITHIN OFFICE SPACE – **Planning Code Amendment** introduced by Supervisor Safai to amend the Planning Code to require Conditional Use Authorization for Employee Cafeterias within Office Space, except for existing Employee Cafeterias; 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 welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

SPEAKERS:

- = Diego Sanchez – Staff report
- + Sup. Safai – Employee cafeteria
- Dee Dee Workman – CU’s acting as a deterrent
- Dante Ballard – Air BnB benefits
- Albert Guillermo – Opposition
- Adam Thongsavat – De facto ban
- + Chhavi Sahni – Support for CU process
- Henry Karnilowicz – Job creation
- Michelle Pusateri – Reconsider
- Sean O’Neil – Opposed
- Jennifer Stojkovic – Opposed, living wages, benefits
- Francisco Berrios – Oppose
- Luis Pachas – Oppose
- Tsige Tesfa – Oppose
- Socorro Hernandez – Oppose
- Flor Martinez – Oppose, work conditions, benefits
- Justin Mann – Benefits
- Karen Weber – Opposition
- + Steve Heide – Support, local business
- Dan Gershwin – Opposition
- + Sue Hestor – Support, push back

ACTION: Disapproved

AYES: Melgar, Moore, Richards

NAYS: Hillis, Johnson, Koppel

RESOLUTION: [20402](#)

14. [2018-016401PCA](#) (V. FLORES: (415) 575-9173)
ACCESSORY DWELLING UNITS IN NEW CONSTRUCTION – Ordinance amending the **Planning Code** and **Business and Tax Regulations Code Amendments** to authorize the addition of an Accessory Dwelling Unit in the construction of a new single-family home or multi-family building; clarifying the ministerial approval process and creating an expedited Board of Appeals process for certain Accessory Dwelling Units in single-family homes meeting specific requirements; 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 welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
 (Continued from Regular hearing on February 14, 2019)

SPEAKERS: = Veronica Flores – Staff report

- + Sup. Safai – ADU's in new construction
- = Lee Hepner, Aide to Sup. Peskin – ADU's in new construction
- = Georgia Schuttish – Demolition
- Denise Renae – Illegal Air BnB
- + Dylan Casey – Support, recommendation
- + Victoria Fierce – More housing
- + Ben Libby – Tool
- + Corey Smith – Support
- + Jeremy Schaub – Affordable units
- = Rose Hillson – Rent control?
- + Ryan Patterson – Compliance with state law, open space

ACTION: Approved with Staff modifications, except No. 2

AYES: Hillis, Johnson, Koppel, Melgar, Moore

NAYS: Richards

RESOLUTION: [20403](#)

16. [2018-007253CUA](#) (L. HOAGLAND: (415) 575-6823)
3356-3360 MARKET STREET– southwest side of Market Street between Glendale and Clayton Streets; Lot 006 in Assessor's Block 2717 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 207, 209.1 and 303 to construct a horizontal and vertical addition to an existing two-story over basement, three-unit building to enlarge the three existing units and to allow a dwelling unit density at a ratio of one unit per 1,500 square feet of lot area in order to create a fourth dwelling unit 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: = Linda Ajello-Hoagland – Staff report
 + Troy Kashanipour – Project presentation
 = Barbara Pletz – Concerns have been resolved
 - Matt Foreman – Opposed

ACTION: Approved with Conditions

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

MOTION: [20404](#)

17. [2017-007582CUA](#) (J. HORN: (415) 575-6925)
225 VASQUEZ AVENUE – east side between Kensington Way and Garcia Avenue, Lot 030 in Assessor's Block 2923 (District 7) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home within a RH-1(D) (Residential-House, One Family-Detached) 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

SPEAKERS: = Jeff Horn – Staff report
 + Jeff Burriss – Project presentation

- Katherine Darby – Opposition
- Karen Flynn – Sunlight
- Peter Milkie – Too large
- Gary Fong – Out of character
- + Kate Morgan – Support
- Michael Antonini – Recommended alterations
- Speaker - Sunlight

ACTION: After hearing and closing public comment; Continued to May 9, 2019.
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards

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.

18. [2016-005189DRP](#) (D. WINSLOW: (415) 575-9159)
216 HEAD STREET – Palmetto; Lot 023 in Assessor’s Block 7135 (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2010.1105.4435 for construction of a new 3-story single family residence 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: Take Discretionary Review and Approve with Modifications
 (Continued from Regular hearing on January 24, 2019)
Note: On January 24, 2019, after hearing and closing public comments, continued to March 7, 2019 for additional information by a vote of +5 -0 (Fong, Koppel absent).

SPEAKERS: = David Winslow – Staff report
 - Marc Christensen – DR presentation
 - Sandra Lopez – Setback
 - Glenn Rogers – Landscape
 + Patrice Fambrini – Project presentation
 = Steven Heidi – Pile of dirt

ACTION: Took DR and Approved with the condition that the lightwell be extended to accommodate the bedroom and bathroom windows.

AYES: Hillis, Johnson, Koppel, Melgar, Moore

ABSENT: Richards

DRA: [0643](#)

20. [2018-001681DRP](#) (D. WINSLOW: (415) 575-9159)
120 VARENNES STREET – between Filbert Street and Union Street; Lot 048 in Assessor’s Block 0104 (District 3) - Request for **Discretionary Review** of Building Permit Application No. 2018.0130.9824 for a vertical addition to an existing 3-story, two-family house within a RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff report
- Howard Wong – DR presentation
- Stan Hayes – CCDC’s position, BMR
- Dan Fujiyoka – Opposition, eviction
- Teresa Flandrick – Negative impacts
+ Yakuh Askew – Project presentation
+ Speaker – Response to questions
ACTION: Took DR and Disapproved the BPA
AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
DRA: [0644](#)

ADJOURNMENT 7:12 PM
ADOPTED APRIL 11, 2019