

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, May 2, 2019**

**1:00 p.m.**

## Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER KOPPEL AT 1:07 PM

STAFF IN ATTENDANCE: Aaron Starr, Michael Christensen, James Pappas, Miriam Chion, Ashley Lindsay, Christy Alexander, Andrew Perry, 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. 2018-008362DRP (D. WINSLOW: (415) 575-9159)  
237 CORTLAND AVENUE – between Bocana and Bonview Streets; Lot 018 in Assessor's Block 5668 (District 9) – Request for **Discretionary Review** of Building Permit Application No. 2018.0607.1206 for demolition of an existing one-story commercial building and new construction of a four-story three-family house within 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: Do Not Take Discretionary Review and Approve*  
**(Proposed Continuance to May 23, 2019)**

SPEAKERS: None  
 ACTION: Continued to May 23, 2019  
 AYES: Fung, Hillis, Johnson, Koppel, Moore, Richards  
 ABSENT: Melgar

2. 2016-004403CUA (S. YOUNG: (415) 558-6346)  
2222 BROADWAY – north side between Webster and Fillmore Streets, Lot 070 in Assessor's Block 0564 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 178(e)(2), 209.1, and 303 to increase the enrollment cap for an existing school, Schools of the Sacred Heart (Broadway campus), with a student enrollment increase from 850 to 1050 students and an increase in the number of faculty and staff from 200 to 205 (at most). The proposal will involve modifying conditions of a prior Conditional Use Authorization under Case No. 1999.217C (Motion No. 16082). No physical alterations to the existing school buildings and surrounding sidewalks and streets are proposed. The Project Site is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
**(Proposed Continuance to May 23, 2019)**

SPEAKERS: None  
 ACTION: Continued to May 23, 2019  
 AYES: Fung, Hillis, Johnson, Koppel, Moore, Richards  
 ABSENT: Melgar

3. 2015-015199CUA (M. DITO: (415) 575-9164)  
562 28<sup>TH</sup> AVENUE – east side of 28<sup>th</sup> Avenue between Geary Boulevard and Anza Street; Lot 022 in Assessor's Block 1517 (District 1) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish an existing single-family dwelling and construct a new six-family dwelling. The subject property is located 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: Approve with Conditions*  
**(Proposed Continuance to July 18, 2019)**

SPEAKERS: None  
 ACTION: Continued to July 18, 2019  
 AYES: Fung, Hillis, Johnson, Koppel, Moore, Richards  
 ABSENT: Melgar

- 4a. 2017-001270CUA (R. SUCRE: (415) 575-9108)  
3140-3150 16<sup>TH</sup> STREET – between Albion and Valencia Streets – Lot 018 in Assessor's Block 3555 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning

Code Section 303 for the establishment of an Eating and Drinking Use, Planning Code Sections 121.2 and 762 for a Non-Residential Use equal to or greater than 3,000 sq. ft., Planning Code Section 762 for the conversion of existing ground floor Retail Use to Restaurant Use and the establishment of a Nighttime Entertainment Use, Planning Code Section 145.2 for the establishment of an Outdoor Activity Area, and Planning Code Section 186.2 for the upper-story uses of pre-existing structures in Neighborhood Commercial Districts, for the project involving the rehabilitation and adaptive re-use of a former 20,400 sq. ft. two-story Automotive Repair Use to a new Restaurant with Nighttime Entertainment Use including interior renovations, installation of new storefront systems, and the construction of a 3,735 sq. ft. rooftop deck, exit stairs, two restrooms, storage room, and two elevator penthouses for a new Outdoor Activity Area. The Project site is located within the Valencia Street NCT (Neighborhood Commercial – Transit) Zoning District and 55-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on April 4, 2019)

**(Proposed Indefinite Continuance)**

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

- 4b. 2017-001270VAR (R. SUCRE: (415) 575-9108)  
3140-3150 16<sup>TH</sup> STREET – between Albion and Valencia Streets – Lot 018 in Assessor’s Block 3555 (District 8) – Request for a **Variance** to the rear yard requirement pursuant to Planning Code Section 134, and Off-Street Loading under Planning Code Section 152, for the project involving the rehabilitation and adaptive re-use of a former 20,400 sq. ft. two-story Automotive Repair Use to a new Restaurant Use including interior renovations, installation of new storefront systems, and the construction of a 3,735 sq. ft. outdoor rooftop deck, exit stairs, two restrooms, storage room, and two elevator penthouses. The Project site is located within the Valencia Street NCT (Neighborhood Commercial – Transit) Zoning District and 55-X Height and Bulk District.  
 (Continued from Regular hearing on April 4, 2019)  
**(Proposed Indefinite Continuance)**

SPEAKERS: None  
 ACTION: Acting ZA Continued Indefinitely

16. [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 April 25, 2019)

**WITHDRAWN**

SPEAKERS: None  
ACTION: Withdrawn

17. [2019-000189CUA](#) (J. HORN: (415) 575-6925)  
[1860 9<sup>TH</sup> AVENUE](#) – east side of 9<sup>th</sup> Avenue between Noriega and Ortega Streets; Lot 030 in Assessor’s Block 2045 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 317 to allow the tantamount to demolition of an existing two-story two-family dwelling and the construction of vertical and horizontal additions to create a four-story three-family dwelling within a RH-2 (Residential – House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
(Continued from canceled hearing on March 21, 2019)

SPEAKERS: None  
ACTION: Continued to May 23, 2019  
AYES: Fung, Hillis, Johnson, Koppel, Moore, Richards  
ABSENT: Melgar

18. [2019-000186CUA](#) (M. CHRISTENSEN: (415) 575-8742)  
[828 INNES AVENUE](#) – north side of Innes Avenue near Arelious Walker Drive; Lot 019 in Assessor’s Block 4645 (District 10) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 711, to establish a 2,020 square foot Cannabis Retail use (Suite 110) within a four-story mixed-use building. The subject property is located within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: + Chereese Benton – 828 Innes  
ACTION: Continued to May 23, 2019  
AYES: Fung, Hillis, Johnson, Koppel, Moore, Richards  
ABSENT: Melgar

## B. CONSENT CALENDAR

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

7. [2019-001017CUA](#) (B. HICKS (415) 575-9054)  
1700 IRVING STREET – north side of Irving Street between 18<sup>th</sup> Avenue and 19<sup>th</sup> Avenue; Lot 018 in Assessor’s Block 1732 (District 4) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 730 to allow a change of use from retail professional service to a massage establishment (d.b.a. Fu Jian Traditional Chinese Medical Center) on the ground floor of an existing mixed-use three-story building with ground floor commercial space, located within the Inner Sunset NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Fung, Hillis, Johnson, Koppel, Moore, Richards  
 ABSENT: Melgar  
 MOTION: [20441](#)

8. [2019-003637CUA](#) (B. HICKS (415) 575-9054)  
2200 MARKET STREET – north side of Market Street between Sanchez Street and Noe Street; Lot 053 and 054 in Assessor’s Block 3560 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 764 to allow an amusement game arcade use with more than eleven machines, to establish a nonresidential use size greater than 3,000 square feet, and an individual nonresidential use with more than 75 contiguous feet of linear frontage for the first 25 feet of depth along Market Street. The tenant (d.b.a. Brewcade) will operate as a restaurant / amusement game arcade and will occupy the entire ground floor (2200A and B) of an existing 5-story mixed-use building within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and 40-X and 60/65-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: None  
 ACTION: Approved with Conditions  
 AYES: Fung, Hillis, Johnson, Koppel, Moore, Richards  
 ABSENT: Melgar  
 MOTION: [20442](#)

## C. COMMISSION MATTERS

9. Consideration of Adoption:  
 • [Draft Minutes for April 18, 2019](#)

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

## 10. Commission Comments/Questions

### **Commissioner Moore:**

I would like to welcome Commissioner Fung to the Planning Commission. Thank you for joining us.

### **Commissioner Fung:**

Thank you.

### **Commissioner Richards:**

I second that. I can't wait to work with you, Commissioner Fung and now you'll get to experience what it's like when we send something to the Board of Appeals and it gets altered. I do have some other comments though. It's just tongue-in-cheek, of course. I've mentioned last week about the quote by Richard Rothstein in the LA Times about the fact that adding more housing is not going to help communities of concern because the people in the communities can't actually afford the housing. I don't know if you recall that or not. And then I was a little bit floored this week on the Sunday New York Times on the front page, there was an article called "The Neighborhood's Black. The new Home Buyers are White". And it talked about diversity and the two kinds of diversity and they said there is unstable diversity and stable diversity. Stable diversity is where minorities move to the suburbs and they get a mortgage and they, along with their peer groups out in the suburbs, earn the same amount of money. So, they are rooted in the community and they're invested in the community and they're equal. It's equitable because they all afford the same house, they all got a mortgage. However, the reverse is true when white folks move into black neighborhoods. They create unstable diversity. And interestingly enough, from the article, there's a graph, if you look online and I'll send to Secretary Lonin the link because there's an interactive graph. It says, "It's far more rare in America that neighborhoods have become more diverse because they have shifted from the left to the distribution towards the center." Meaning white folks move into black neighborhoods rather than black folks moving in to white neighborhoods. "In other words, because white residents have moved into neighborhoods where predominantly African-American and Hispanics live. Our project at the New York town is focused on the small but growing number of places experiencing such change. There are about 1400 such census tracts". Remember, we're dealing with, like SB 50 there's only one census tract, not the Mission, it's census tracts within the Mission. So, you may have a census tract to cross the street from a census tract that is included in the community of concern and some that aren't. As I read the amendments to SB 50 yesterday. "There are about 1400 such tracts in America that have changed that way since the year 2000, home to nearly five million people. That's a relatively small share of all neighborhoods but these places embody a deep tension at the geographic center of many cities. White households that have historically avoided black neighborhoods, in particular, show a growing willingness to live in those neighborhoods. Many scholars would say that that's a mark of progress. However, but with the arrival of these white households who have on an average much higher incomes than the residents around them, tends to unleash rapid change in the housing market that can threaten long-time homeowners and especially renters. The economic reality runs head-first into the desires of some residence and city officials to build more diverse and equitable communities. In many neighborhoods the market forces are simply more powerful." So, this whole idea about global capital and market force and how it would

actually shapes and affects folks who are moving into neighborhoods and gentrifying them really has been borne out by what the New York Times actually had in on Sunday. And I would encourage anybody to actually have the time to take a look and read it. And I know we're going to be talking about CASA later, but in terms of, you know, taking a pause on communities or census tracts, market forces and community planning. There's going to have to be a really strong counter balance to market force. It's basically saying that market forces you can't really counter them. They're just overwhelming. So, very very interesting article on Sunday, in the New York Times on the front page.

## D. DEPARTMENT MATTERS

### 11. Director's Announcements

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

Thank you, Jonas. Good afternoon, Commissioners. Commissioner Fung, welcome back to the Planning Commission. It's great to have you. On behalf of the Department, we look forward to working with you very much. Secondly, a couple of hearings -- a couple of the past hearings, you've heard comments about a project on 18<sup>th</sup> Street, on the Castro and some potential for enforcement action. We have indeed found that there's potential action on that project that the Department needs to take. So, we will be bringing that to you in the next few weeks to deal with that issue, as well. I can't remember the exact address I'm sorry. And thirdly, I just wanted to tell you and related to an item that's coming up shortly. There was the last of several meetings yesterday that I sat on, with Ken Rich representing the City on the MTC ABAG Legislative Committee that is reviewing all the State legislation. We plowed through another five or six pieces of legislations yesterday in a four-hour meeting. The MTC ABAG staff has done an incredible job of analyzing these legislations. The committee is not taking a position but rather all comments are being recorded and those comments will be passed on to the boards of the MTC Commission and the ABAG Board to consider when they take a position on all these bills which is coming up over the next month or six weeks or so. So, again when we have time and more detail, I can talk about some of the detailed comments, but in general there was a pretty broad diversity of comments from the committee about many of these pieces of legislation. Obviously, SB 50 listed a lot of comments but many of the other bills did, too. Particularly the one related to the regional affordable housing entity that is proposed on one of the bills and several others as well, which we can get into more detail. But I just wanted to report to you that those meetings are largely wrapped up. We are holding a time at the end of May to kind of have a final meeting, if needed, to review changes to any of the bills. That concludes my comments. Thank you.

#### **Commissioner Richards:**

So, one question. I know we're going to review CASA today and I don't know whether there's 12 or 15 bills. But you said last week or two weeks ago, there's like 36 substantial bills. Will we be able to have an understanding with the other, the balance of those are?

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

Yeah. I can, I forgot to do that. I can pass on the -- there's a kind of a spreadsheet of the 36 that the MTC/ABAG staff has looked at in somewhat more detail and I can get that for you.

#### **Commissioner Richards:**

Great. Thank you.

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

**Aaron Starr:  
Land Use Committee**

- No Planning Department items

**Full Board**

- [190249](#) Development Agreement - SYTS Investments, LLC - 915 Cayuga Avenue. Sponsor: Safai. Staff: Flores. Passed First Read
- [190250](#) Planning Code, Zoning Map - Cayuga/Alemanya Special Use District. Sponsor: Safai. Staff: Flores. Passed First Read
- [190251](#) Planning Code - Zoning Map Amendment. Sponsor: Safai. Staff: Flores. Passed First Read
- [190340](#) Mayoral Appointment, Planning Commission - Frank Fung. Adopted

**Tim Frye, Preservation Officer:**

Good afternoon, Commissioners. Tim Frye, department staff. Here to share with you a little about yesterday's Historic Preservation Commission hearing. Also, a very short hearing where the Commission provided Review and Comment and a Recommendation of Approval to the pending Castro Cultural District. The only suggested amendment that the HPC made was to include the Historic Preservation Commission as a partner and technical advisor to the community as needed, as they move through a process of developing the Cultural Heritage Strategy report. That concludes my report unless you have any questions. Thanks.

**Commissioner Richards:**

Mr. Starr, was there a second read on the appeal on the Folsom, was it 1060 Folsom Street? The one that shadowed the Victoria Manalo Draves Park with the findings?

**Aaron Starr:**

Yeah. That --

**Commissioner Richards:**

So, it was up -- officially upheld?

**Aaron Starr:**

Yes. It was.

**Commissioner Richards:**

Thanks.

**Aaron Starr:**

It -- no I think it was last week. I can find the exact date but --

**Commissioner Richards:**

Okay thanks.



**Commissioner Moore:**

Mr. Frye, there was several Legacy Business applications pending before the HPC. Could you comment on those please?

**Tim Frye, Preservation Officer:**

I have no comment on those unfortunately. But it is a fairly common practice every hearing the Commission does provide its recommendation to a number of Legacy Businesses. I, unfortunately, don't have the list in front of me today but I believe there were anywhere between five and six businesses that were proposed. And they all received unanimous approval to move on to the Small Business Commission.

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

I think the one you're interested in, the Leavenworth project. The grocery store with the rooftop garden was approved.

**Commissioner Moore:**

Thank you.

**E. 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:** Georgia Schuttish – Occupancy study  
 Carolyn Kenady – SB 50 Impact analysis to SF infrastructure  
 Danny Campbell – SB 35, modular housing  
 Sue Hestor – Jobs-housing balance  
 Jacob Eddyardy – Factory worker, SB 35 factory build housing

**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.

13. (J. PAPPAS: (415) 575-9053)

[CASA](#) – The Committee to House the Bay Area – This **Informational Presentation** is an overview of regional policy package, the CASA Compact, to improve housing affordability in the Bay Area launched by the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) in partnership with foundations, nonprofit advocates, housing developers, business groups, and other organizations.

*Preliminary Recommendation: None - Informational*

SPEAKERS: = Ken Kirkey – CASA Presentation  
 - Anastasia Yovonapolous – Opposition  
 = Carolyn Kenady – Implementation  
 - Peter Papadapolous – Equity frame deficits  
 - Lorraine Petty – Lack of community engagement AB 1487  
 - Carlos Bocanegra – Unhealthy impacts on sensitive communities  
 = Georgia Schuttish – ADU issue  
 = Miriam Chion – Response to questions  
 ACTION: Reviewed and Commented

- 14a. [2016-011011GPR](#) (C. ALEXANDER: (415-575-8724)  
SEAWALL LOTS 323 & 324 – north side of Broadway between The Embarcadero and Davis Street, Assessor’s Block 0138, Lot 001 and Assessor’s Block 0139, Lot 002 (District 3) – Request for **Findings of Consistency** with the General Plan and with the Priority Policies of Planning Code Section 101.1 for the proposed street vacation of portions of Davis Street and Vallejo Street for the Teatro ZinZanni Development Project, with conditions. The Project proposes to demolish the existing parking lot and construct a new mixed-use development consisting of three components: an approximately 26,100 gross-square-foot (gsf) entertainment venue that would primarily house a theater space (dba “Teatro ZinZanni”); an approximately 112,700 gsf, four-story hotel building that would accommodate a maximum of 192 guestrooms; and an approximately 14,000 gsf privately financed and maintained public park. The subject property is located within the Article 10 Northeast Waterfront Landmark District and is within a C-2 (Community Business) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt Findings with Conditions*  
 (Continued from Regular hearing on April 11, 2019)

SPEAKERS: = Christy Alexander – Staff report  
 + Jay Wallace – Project presentation  
 + Speaker – Design presentation  
 + Janet Clyde – Support  
 + Cynthia Gomez – Union support  
 + Michael Lagomarsino – Union support  
 + Bruno Kanter – Community outreach  
 + Kelly Powers – Support  
 + Deborah Beiber Bower – Costume design  
 + Kathy Rose – Performers, stage hands, technicians  
 + R. J. Ferrari – Union support  
 + Leah Fiegler – Union support  
 + Timothy Reyff – Union support  
 + Ron Campbell – Support  
 + Bob Hurd – Support  
 + Bill Hannan – Support  
 + Danny Sauter – Support  
 + Jessica Lum – Support  
 + Ricky Tijani, SF Port – Support  
 + Danny Campbell – Union support  
 + Annie Jamison – Support  
 + Alex Lansburg – Support

ACTION: Adopted Findings  
 AYES: Fung, Hillis, Johnson, Koppel, Moore, Richards  
 ABSENT: Melgar  
 RESOLUTION: [20443](#)

- 14b. [2015-016326CUA](#) (C. ALEXANDER: (415-575-8724)  
SEAWALL LOTS 323 & 324 – north side of Broadway between The Embarcadero and Davis Street, Assessor’s Block 0138, Lot 001 and Assessor’s Block 0139, Lot 002 (District 3) – Request for a **Conditional Use Authorization** to demolish the existing parking lot and construct a new mixed-use development consisting of three components: an approximately 26,100 gross-square-foot (gsf) entertainment venue that would primarily house a theater space (dba “Teatro ZinZanni”); an approximately 112,700 gsf, four-story hotel building that would accommodate a maximum of 192 guestrooms; and an approximately 14,000 gsf privately financed and maintained public park. The subject property is located within the Article 10 Northeast Waterfront Landmark District and is within a C-2 (Community Business) 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*  
 (Continued from Regular hearing on April 11, 2019)

SPEAKERS: Same as item 14a.  
 ACTION: Approved with Conditions  
 AYES: Fung, Hillis, Johnson, Koppel, Moore, Richards  
 ABSENT: Melgar  
 MOTION: [20444](#)

5. [2018-012709CUA](#) (A. LINDSAY: (415) 575-9178)  
990 PACIFIC AVENUE – northeast corner of the Pacific Avenue and Mason Street intersection, Lot 069 of Assessor’s Block 3637 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.2 and 303, to install a permanent AT&T Mobility Macro Wireless Telecommunications Facility which consists of 8 new antennas on rooftop screened behind FRP boxes, and ancillary equipment proposed at roof level within building as part of the AT&T Mobility Telecommunications Network. The subject property is located within a RM-1 (Residential – Mixed, Low Density) Zoning District, and 40-X, 65-A 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  
 + Boe Hayward – Project presentation  
 - Christie Joachim – 5G networks, roll-out plan  
 ACTION: After being pulled off of Consent; Approved with Conditions  
 AYES: Fung Hillis, Johnson, Koppel, Moore  
 ABSENT: Melgar  
 RECUSED: Richards  
 MOTION: [20445](#)

6. [2018-013395CUA](#) (A. LINDSAY: (415) 575-9178)  
10 29<sup>TH</sup> STREET – on 29<sup>th</sup> Street between Tiffany Avenue and Mission Street, Lot 022 of Assessor’s Block 6596 (District 11) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 712, to install a new AT&T Mobility macro wireless telecommunications facility consisting of fifteen (15) panel antennas screened behind one (1) FRP box and six (6) faux vents; back-up equipment proposed in basement area. The subject property is located within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, and 40-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*

SPEAKERS: = Ashley Lindsay – Staff report  
 + Boe Hayward – Project presentation  
 ACTION: After being pulled off of Consent; Approved with Conditions  
 AYES: Fung, Hillis, Johnson, Koppel  
 ABSENT: Melgar, Moore  
 RECUSED: Richards  
 MOTION: [20446](#)

- 15a. [2017-000280CUA](#) (A. PERRY: (415) 575-9017)  
915 NORTH POINT STREET – south side of North Point Street and west side of Larkin Street between North Point and Bay Streets, and between Larkin and Polk Streets; Lot 002 in Assessor’s Block 0453 (District 2) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 121.1, to demolish the existing 2-story parking garage and construct a new 37-unit residential building on a lot greater than 5,000 square feet within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District. The project includes a ground floor level that has full site coverage, providing accessory parking for 28 vehicles and 57 Class 1 bicycle parking spaces. Above this level, the project consists of two buildings that are separated by an inner court: one fronting along North Point Street that contains 24 dwelling units and 1,200 square feet of ground floor retail; and the other along Larkin Street that contains 13 dwelling units. 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: = Andrew Perry – Staff report  
 + Josh Callahan – Project presentation  
 + Andrew Wolfram – Design presentation  
 = Dede Tisone – Garage impact to my house  
 + Randall Scott – Impact on community  
 + Blythe Riske – Cheese shop, support  
 + William Fong – Support  
 + Deborah Holley – Privacy, light & air, modifications  
 ACTION: Approved with Conditions  
 AYES: Fung, Hillis, Johnson, Koppel, Moore, Richards  
 ABSENT: Melgar  
 MOTION: [20447](#)

- 15b. [2017-000280VAR](#) (A. PERRY: (415) 575-9017)  
915 NORTH POINT STREET – south side of North Point Street and west side of Larkin Street between North Point and Bay Streets, and between Larkin and Polk Streets; Lot 002 in Assessor’s Block 0453 (District 2) – Request for a **Rear Yard Modification**, pursuant to Planning Code Section 134(e), to allow for a modified rear yard configuration on a project that would demolish the existing 2-story parking garage and construct a new 37-unit residential building within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 15a.

ACTION: ZA closed the PH and indicated an intent to Grant

19. [2018-015127CUA](#) (M. CHRISTENSEN: (415) 575-8742)  
4526 THIRD STREET – west side of 3<sup>rd</sup> Street between La Salle and McKinnon Streets; Lot 020 in Assessor’s Block 5296 (District 10) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 712, to establish a 1,616 square foot Cannabis Retail use (with a consumption lounge) on the first floor of a two-story mixed-use building. The subject property is located within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Michael Christensen – Staff report  
 + Rodney Hampton Jr. – Project presentation  
 + Cecilee Johnson – Support  
 + John Butler – Support  
 + Keishawn Parish – Support  
 + Speaker – Support  
 + Donald Whiteside – Support  
 + Cristina Sandoval – Support  
 + George Brown – Support  
 + Ruth Morales – Support  
 + Cathy Perry – Support  
 + Speaker – Support  
 + Raymond Desala – Support  
 + Jim Freeburn – Support  
 + Veron LeBlanc – Support  
 + Abdallah Joseph – Support

ACTION: Approved with Conditions

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

ABSENT: Melgar

MOTION: [20448](#)

ADJOURNMENT 4:41 PM

ADOPTED AS AMENDED MAY 16, 2019