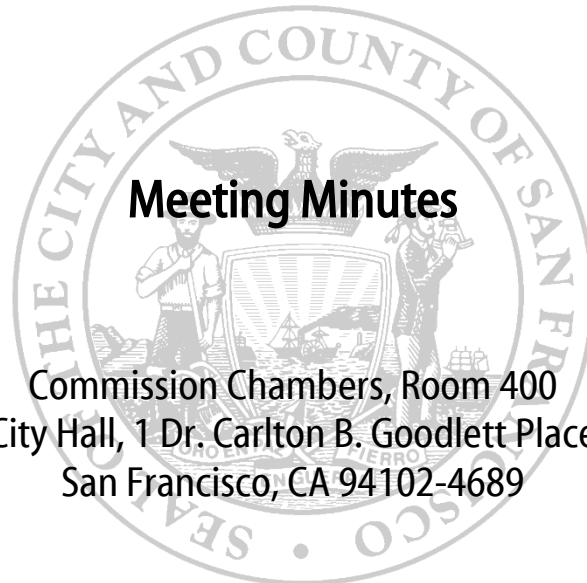


# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, June 20, 2019**  
**1:00 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 3:47 PM**

**STAFF IN ATTENDANCE:** Diego Sanchez, Audrey Harris, Linda Ajello-Hoagland, Mary Woods, Elizabeth Gordon-Jonckheer, 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.

### B. COMMISSION MATTERS

1. Consideration of Adoption:
  - [Draft Minutes for June 6, 2019](#)

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

2. Commission Comments/Questions

**President Melgar:**

Okay. So, I would just like to comment on the hearing that we just had and respectfully request that the Department come back with the work that you started a couple years ago and improve upon it, because I think that you know, part of what is going on is that Ms. Schuttish has been coming up, every week, begging us to look at the demo calcs and we've been waiting for this legislation and we haven't taken the appropriate action. I think we need to do what is right. And so, I'm hoping that, you know, we can support staff in doing that.

C. DEPARTMENT MATTERS

3. Director's Announcements

**John Rahaim, Planning Director:**

I'm happy to take that message back to staff and I think the -- I'm thinking that we have is that we would come up with kind of a at least, kind of a conceptual level and an alternative that we will present to Commission.

**President Melgar:**

Yes. And I think we're not solving for the world.

**President Melgar:**

Yes.

**President Melgar:**

We're solving for this specific issue. Thank you.

**John Rahaim, Planning Director:**

Right. Thank you. Other than that, I have no new announcements Commissioners. Thank you.

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

**Diego Sanchez:**

Good afternoon, Commissioners, Diego Sanchez. I will be giving you the report, the Summary of Board of Activities for this week. At the Land Use Committee there were three items of interest. The first was Supervisor Ronen's ordinance to legalize existing uses at 3150 18<sup>th</sup> Street. Commissioners, you heard this item on May 23<sup>rd</sup> and voted to approve with modifications. The commission's proposed modifications were to decrease the programs' time period from 10 to three years for office uses. At the Land Use hearing, the item was

continued per the request of the sponsoring supervisor to provide more time to work with -  
- work on the proposed amendments. There was no public comment.

Next, the committee heard Supervisor Mandelman's Building Standards ordinance. This ordinance proposes to modify the buildable envelope for the buildings and residential districts. Commissioners, you heard this ordinance on April 11<sup>th</sup>. At that hearing, you recommended four modifications. Only one individual spoke about the item during public comment. The speaker mentioned that increasing building heights affords the opportunity to house the City's homeless and provides space for other public uses. The committee then moved to continue the item to June 24<sup>th</sup>, one week to give the sponsor time to further refine his amendments. Because the Land Use committee moved to continue the item, there was no deliberation.

Last on the Land Use agenda was the mayor and Supervisor Brown's Small Business Streamlining ordinance. This ordinance would, among other things, expand the types of liquor licenses allowed with a bar use, reduce the one quarter mile buffer around limited non-conforming commercial uses to 300 feet, amend the definitions of general entertainment and allow outdoor activity areas that operate between 6:00 AM and 10:00 PM as of right. Commissioners, you heard this item on March 7<sup>th</sup> and voted to approve with modifications. Your proposed modification was to retain the Conditional Use Authorization requirement for outdoor activity areas associated with the bar use. Without public comment, this item was continued to June 24<sup>th</sup> because the Committee ran out of time. And then on Tuesday at the Full Board, there were three items that all passed on second read. Those items were the landmark designation for 524 Union Street, aka The Paper Doll. The Planning Code Amendment, Regional Commercial and Folsom Street Commercial Transit Districts and the last ordinance was the Accessory Dwelling Units in New Construction ordinance. So, this concludes the Summary of Board of Activities for the week. Thank you.

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

If there are no questions, the Board of Appeals -- on behalf of the Zoning Administrator, the Board of Appeals did meet last night and considered one item of interest to the Planning Commission. The Planning Commission considered two requests for Discretionary Review for the project at 461-463 Duncan Street last December 8<sup>th</sup>. The proposal was to expand the existing single-family home including adding of second basement level dwelling unit. The adjacent neighbor's concerns were mostly related to privacy and the across the street neighbors' concerns were mostly related to aesthetics and the preservation of the front facade. The Planning Commission took DR and reduced the depth of the second-floor rear deck and also required a privacy screen along the eastside of the deck to better address the neighbors' privacy concerns. However, partly due to the addition of the second dwelling units and its parity with the existing unit, the Commission made no other modifications to the project. The building permit was appealed by the same two DR requestors and they raised similar concerns and arguments to the Board of Appeals. However, there were two additional issues that needed to be addressed. First, the actual permit had only included a planter box as the required privacy screen with an intent to provide vegetation as the actual screen. All parties agreed that the planter box should instead be replaced by a solid screen. Second, the additional dwelling unit had been approved with three bedrooms and a study but DBI later determined that two interior bedrooms did not have adequate emergency egress and therefore could not be considered bedrooms. As such, the plans were amended to relabel those rooms as library and a media room resulting in an 1,800 square foot unit

with only one legal bedroom. Considering all these issues, the Board of Appeals voted 3-1 to grant the appeal and approve the permit with the following conditions: that the privacy glass be used for the three east-facing windows at the first floor and that the required privacy screen on the eastside of the second-floor rear deck be 7 ft tall and made of opaque glass. And third, that the new basement level dwelling unit be revised as needed to ensure that it contains at least two legal bedrooms per the building code.

The Historic Preservation Commission did meet yesterday. They considered a couple of minor permits but that may have be of interest to the Planning Commission as they recommended Legacy Business applications for a number of small businesses including Hockey Haven out in the avenues and Anchor Brewing.

#### D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – 461-463 Duncan St.  
Sue Hestor – 300 5<sup>th</sup> St.  
Todd David – State Legislation  
Jay Chimano – Pre-app notice

#### 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.

5. [2019-006421PCA](#) (V. FLORES: (415) 575-9173)  
TEMPORARY USES: INTERMITTENT ACTIVITIES [BF 190459] – **Planning Code Amendment** to allow operation of a farmers’ market on the Department of Motor Vehicles Field Office parking lot at 1377 Fell Street by allowing an intermittent activity to be located on a lot with a public facility in specified residential zoning districts; 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*

SPEAKERS: = Diego Sanchez – Staff report  
+ Derek Remski, Aide to Sup. Brown – Proposed legislation

ACTION: Approved

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

ABSENT: Richards

RESOLUTION: [20469](#)

6. [2000.0875CWP](#) (A. HARRIS: (415) 575-9136)  
DOWNTOWN PLAN MONITORING REPORT 2018 – **Informational Presentation** - Chapter 10E of the San Francisco Administrative Code requires the Planning Department to complete annual reports to measure development trends in the Downtown against the goals of the Downtown Plan of the San Francisco General Plan. The report discusses employment and

development trends, transportation, housing, fiscal revenues and other topics pertaining to the Downtown C-3 district for 2018. The report is available for the public at the Planning Department and can be downloaded from the website at:

<https://sfplanning.org/resource/downtown-plan-annual-monitoring-report-2018>.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Audrey Harris – Staff presentation  
Sue Hestor – Jobs-housing in-balance  
ACTION: Reviewed and Commented

- 7a. [2014-000203ENX](#) (L. HOAGLAND: (415) 575-6823)  
**655 04<sup>TH</sup> STREET** – located on the northeast side of 4<sup>th</sup> Street, at the intersection of 4<sup>th</sup> and Townsend Streets, Lots 026, 028, 050, 161-164, Block 3787 (District 6) – Request for **Large Project Authorization** (LPA) pursuant to Planning Code Sections 329 and 848, for new construction over 85-ft in height and measuring more than 50,000 gross square feet in size in the CMUO Zoning District for the proposed project at 655 4<sup>th</sup> Street, 280-290 and 292-296 Townsend Street. The project proposes to demolish three existing buildings and the associated parking lots and construct two new buildings with 960 residential dwelling units (approximately 1,014,968 square feet), a 38-room hotel (approximately 24,509 square feet), 21,840 square feet of office, approximately 18,454 square feet of ground-floor retail and 2,484 square feet of retail/indoor privately-owned public open space (POPOS). Under the LPA, the Project is requesting exceptions from the following Planning Code requirements: Setbacks, Street Wall Articulation and Tower Separation (Section 132.4); Usable Open Space for Residential Units (Section 135 & 329(e)(3)(B)(vi)); POPOS Design (Section 138); Street Frontage Controls (Section 145.1); Ground Floor Commercial Street Frontage (Section 145.4); Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages (Section 155(r)); Wind (Section 249.78(d)(7)); Use on Large Development Sites (Section 249.78(c)(6)); Narrow and Mid-Block Alley Controls (Section 261.1); and, Central SoMa Bulk Controls (Section 270(h)). The Project includes approximately 10,512 square feet of private open space and 24,495 square feet of outdoor privately-owned public open space (POPOS). The project site was identified as a “key site” in the Central SoMa Plan. The Project includes qualified amenities, including a public plaza and an improved pedestrian network. The project site is located in the CMUO Zoning District, Central SoMa Special Use District and 400-CS 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  
+ Carl Shannon – Project presentation  
+ Daniel – Design presentation  
= Michael Guthrie – Mitigation measures  
= Kevin Rudick – Impact  
= Michael Cruz – Inadequate input  
- Sudish Muhendru - Incorrect notice  
- Noel Natividad – Proper notification, code compliance  
- Katarina Natividad – Continuance for proper review  
- Liz Sutton – Project description, set backs  
+ Victor Harged – Support  
+ Timothy Ryfe – Support

- + Ryan Hung – Support
- + Speaker – Support
- + Todd David – Support
- = Sue Hestor – Continuance
- = Roman – Concerns
- + Sarah Dennis-Phillips – Outreach

ACTION: Approved as amended by Staff and Corrected  
 AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 MOTION: [20470](#)

- 7b. [2014-000203CUA](#) (L. HOAGLAND: (415) 575-6823)  
655 04<sup>TH</sup> STREET – located on the northeast side of 4<sup>th</sup> Street, at the intersection of 4<sup>th</sup> and Townsend Streets, Lots 026, 028, 050, 161-164, Block 3787 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 317, and 848, for removal of two existing dwelling units and establishment of a hotel use in the CMUO Zoning District for the proposed project at 655 4<sup>th</sup> Street, 280-290 and 292-296 Townsend Street involving the demolition of three existing buildings and the associated parking lots and construct two new buildings with 960 residential dwelling units (approximately 1,014,968 square feet), a 38-room hotel (approximately 24,509 square feet), 21,840 square feet of office, approximately 18,454 square feet of ground-floor retail and 2,484 square feet of retail/indoor privately-owned public open space (POPOS). The project site was identified as a “key site” in the Central SoMa Plan. The project site is located in the CMUO Zoning District, Central SoMa Special Use District and 400-CS Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as item 7a.  
 ACTION: Approved as amended by Staff and Corrected  
 AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 MOTION: [20471](#)

8. [2016-015814CUA](#) (M. WOODS: (415) 558-6315)  
5400 GEARY BOULEVARD – northwest corner at 18<sup>th</sup> Avenue, Lot 048 in Assessor’s Block 1450 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 202.4, 303, and 712, to modify Planning Commission Motion No. 18853 for Case No. 2004.0482CEK! related to the renovation of the existing Alexandria Theatre building, to change the previously approved use of a movie theatre and retail/commercial uses to a retail sales and service use for a swim center and learning center, and non-retail professional service use, to allow a non-residential use size exceeding 5,999 square feet, and to locate a non-retail professional service use on the 3rd floor of the theatre building, totaling approximately 40,000 square feet. The project site is located in a NC-3 (Moderate-Scale Neighborhood Commercial) 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: = Mary Woods – Staff report  
 = Katherine Petrin – Request for continuance, public access  
 + Ron Miguel – Support  
 = Speaker – YMCA  
 + Patrick Connelly – Support  
 ACTION: Approved with Conditions  
 AYES: Fung, Moore, Koppel, Melgar  
 NAYS: Johnson  
 ABSENT: Hillis, Richards  
 MOTION: [20472](#)

## F. 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.

9. [2018-016871DRP](#) (K. WILBORN: (415) 575-9114)  
3600 SCOTT STREET – between Capra and Beach Streets; Lot 017 in Assessor’s Block 0441A (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2018.1213.8275 for construction of a 2’-0” x 7’-0” horizontal extension to an existing 2nd story rear deck on 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: = Elizabeth Gordon-Jonckheer – Staff report  
 - Patrick Mulligan – DR presentation  
 + Joram Altman – Project presentation  
 ACTION: Did NOT Take DR  
 AYES: Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Hillis, Richards  
 DRA: [0654](#)

ADJOURNMENT 6:34 PM  
 ADOPTED JULY 11, 2019