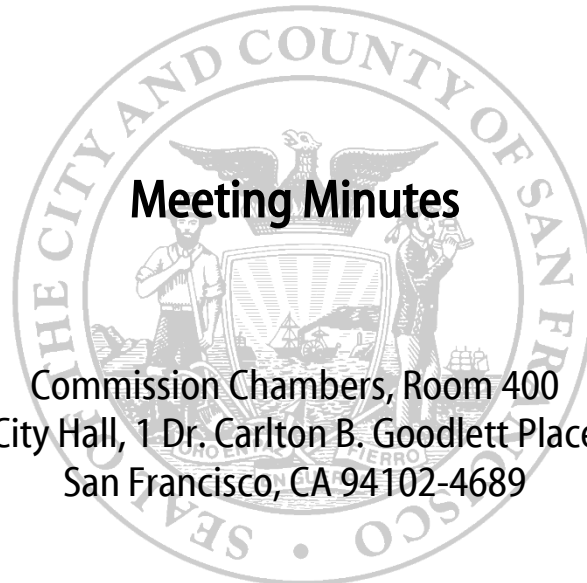


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, July 11, 2019
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY COMMISSION CHAIR KOPPEL AT 1:12 PM

STAFF IN ATTENDANCE: Aaron Starr, Stephanie Cisneros, Lily Langlois, Gabriela Pantoja, Josh Switzky, Corey Teague – Zoning Administrator, 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. 2018-000547CUA (J. HORN: (415) 575-6925)
42 ORD COURT – through lot bounded by Ord Court 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 1,110 gross square foot, two-story single-family home located on a through lot that extends to States Street. An unoccupied, illegal dwelling unit is located within a 297

square foot uninhabitable (6'-10" internal height) area of the 1st floor. 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 horizontal rear addition will be constructed. In total, the proposed structure is 4,110 gross square feet in size and will provide two residential units and a new garage. The project is within a RH-2 (Residential House, Two-Family) Zoning District, 40-X Height and Bulk District, and 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

(Continued from Regular hearing on April 25, 2019)

Note: On April 25, 2019, after hearing and closing public comment, continued to July 11, 2019 by a vote of +6 -0.

(Proposed Continuance to August 22, 2019)

SPEAKERS: None
 ACTION: Continued to August 22, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Hillis, Melgar

- 1b. 2018-000547VAR (J. HORN: (415) 575-6925)
42 ORD COURT – through lot bounded by Ord Court and States Street, Lot 060 in Assessor's Block 2619 (District 8) – Request for a **Variance** from the Planning Code for front setback requirements, pursuant to Planning Code Section 132. The subject property is located within a RH-2 (Residential – House, Two Family) Zoning District, the Corona Heights Large Residence Special Use District and 40-X Height and Bulk District.
(Proposed Continuance to August 22, 2019)

SPEAKERS: None
 ACTION: Acting ZA Continued to August 22, 2019

2. 2018-016625DNX (A. PERRY: (415) 575-9017)
50 POST STREET – through-lot on the north side of Post Street and the south side of Sutter Street between Kearny and Montgomery Streets; Lots 015 and 016 in Assessor's Block 0292 (District 3) – Request for a **Downtown Project Authorization**, pursuant to Planning Code Sections 309 and 137, to modify the existing Privately-Owned Public Open Space (POPOS) and renovate the existing structure located within a C-3-O (Downtown – Office) Zoning District and 250-S Height and Bulk District. The project proposes a minor relocation and design modifications of the rooftop open space but does not propose any reduction in usable area. Additionally, the project proposes interior and exterior alterations to the Crocker Galleria that would reduce the amount of retail space from 45,833 square feet (sf) to 24,544 sf, add 12,780 sf of office space at the third floor, and create a new two-level stair and interior public seating area that helps enhance the connection to the modified rooftop open space. 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 August 22, 2019)

SPEAKERS: None

ACTION: Continued to August 22, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Hillis, Melgar

3. 2019-000268CUA (K. DURANDET: (415) 575-6816)
121 GATES STREET – between Eugenia and Powhattan Streets, Lot 024 in Assessor’s Block 5651 (District 11) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 317, to legalize the unauthorized demolition of a two-story single-family residence and construct a new, code-complying, two-story single-family residence within a RH-1 (Residential House, Single Family) Zoning District, Bernal Heights Special Use 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 August 29, 2019)

SPEAKERS: None
 ACTION: Continued to August 29, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Hillis, Melgar

4. 2015-006825CUA (V. FLORES: (415) 575-9173)
367 HAMILTON AVENUE – between Burrows and Bacon Streets; Lot 022 of Assessor’s Block 5987 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#) and [317](#) to allow demolition of an existing 950 square foot single-family home and unauthorized dwelling unit and new construction of a three-story 3,115 square foot single-family home with an Accessory Dwelling Unit on the ground floor per Ordinance 95-17. The project site is located 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: Approve with Conditions
(Proposed Continuance to September 12, 2019)

SPEAKERS: None
 ACTION: Continued to September 12, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Hillis, Melgar

5. 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 3rd and 4th 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
(Proposed Continuance to September 19, 2019)*

SPEAKERS: None
 ACTION: Continued to September 19, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Hillis, Melgar

6. 2017-003559ENV (J. POLING: (415) 575-9072)
3700 CALIFORNIA STREET – The project site is the former CPMC California campus, comprising the full block bounded by California, Cherry, Maple, and Sacramento streets, and portions of the adjacent blocks to the east and west, (Assessors Block 1015, Lots 001, 052, and 053; Block 1016, Lots 001–009; and Block 1017, Lots 027 and 028) – Public Hearing on the **Draft Environmental Impact Report**. The proposed project would demolish five of the six existing hospital buildings on the project site; renovate a portion of the Marshal Hale hospital building at 3698 California Street for residential use; retain and renovate an existing nine-unit residential building at 401 Cherry Street; and construct 31 new residential buildings. The proposed 273 dwelling units would include 14 single-family homes and 19 multi-family residential buildings on three blocks, with buildings ranging from three to seven stories (36 to 80 feet). A total of 416 vehicle parking spaces and 424 bicycle parking spaces would be provided. The project site is located in a RH-2 (Residential, House – Two Family) and RM-2 (Residential, Mixed – Moderate Density) Zoning Districts and 80-E and 40-X Height and Bulk Districts.
*Preliminary Recommendation: Review and Comment
(Proposed Continuance to September 19, 2019)*

SPEAKERS: None
 ACTION: Continued to September 19, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Hillis, Melgar

7. [2019-000362CUA](#) (S. CISNEROS: (415) 575-9186)
1501C SLOAT BOULEVARD – south side of Sloat Boulevard between Clearfield Drive and Everglade Drive, within the Lakeshore Plaza Shopping Center, Lot 004 of Assessor's Block 7255 (District 7) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 713, and 780.1, to permit a formula retail use (dba Sprint by Verity Wireless) in a space previously occupied by a formula retail use. The project scope of work consists of an interior remodel. The subject property is located within a NC-S (Neighborhood Commercial Shopping Center Zoning District), Lakeshore Plaza Special Use District, and 26-40-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: David Elliott – Continuance
 ACTION: Continued to October 3, 2019

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

15. [2014.0948ENX](#) (E. JARDINES: (415) 575-9144)
344 14TH STREET – north side of 14th Street between Stevenson and Woodward Street, Lot 013 in Assessor’s Block 3532 (District 9) – Request for **Large Project Authorization** (LPA) pursuant to Planning Code Section 329, for the Project proposing new construction of a 78-foot tall, 7-story residential building (measuring approximately 84,630 gross square feet (gsf)) with ground floor commercial. The Project would construct a total of 60 dwelling units, 5,890 square feet of ground floor commercial. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918) and proposes waivers for: 1) rear yard (PC 134), 2) usable open space (PC 135), and 3) height (PC 260). The project site is located within a UMU (Urban Mixed-Use) Zoning District and a 58-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 June 27, 2019)
Note: On April 4, 2019, after hearing and closing public comment, continued to June 6, 2019 by a vote of +6 -0.
On June 6, 2019, without hearing, continued to June 27, 2019 by a vote of +6 -0 (Fung absent).
On June 27, 2019, after hearing and closing public comment and a motion to approve with conditions failed +3 -2 (Moore, Richards against; Johnson, Melgar absent); continued to July 11, 2019 by a vote of +4 -1 (Fung against; Johnson, Melgar absent).

SPEAKERS: John Kevlin – Continuance
 ACTION: Continued to July 25, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Hillis, Melgar

- 16a. [2015-012490ENX](#) (L. HOAGLAND: (415) 575-6823)
88 BLUXOME STREET – located on the northeast intersections of 5th, Brannan and Bluxome Streets, Lot 037, Block 3786 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Sections 249.78, 329, and 848, for new construction over 85-ft in height and measuring more than 50,000 gross square feet in size, and for the demolition of the existing 288,570 square foot Bay Club SF Tennis building and construction of three new building components: the West Component, the East Component, and the Community Center/Affordable Housing Component, with a total of 1,262,400 GSF of space, including 840,110 GSF of office, 134,460 GSF of tennis club, 106,220 GSF of 100% affordable housing, 29,690 GSF of community recreation, 8,080 GSF of PDR, 16,590 GSF of retail, and 4,630 GSF of child care, 163 off-street parking spaces, four loading spaces, four substitute loading spaces, and 381 bicycle spaces (311 Class I, 70 Class II). The Project also includes approximately 11,330 square feet of additional on-site open space, including privately-owned public open space (POPOS). The project site was identified as a “key site” in the Central SoMa Plan and is anticipated to provide qualified amenities, including a land dedication to the Mayor’s Office of Housing and Community Development, a new Recreation and Community Center (“Gene Friend Aquatic Annex”), and development of a new public park (“Bluxome Linear Park”), measuring approximately 13,157 square feet. Under the Large Project Authorization, the project is requesting exceptions from the

following Planning Code (PC) requirements: PC 132.4 [Building Setbacks, Streetwall Articulation and Tower Separation]; PC Section 152.1 and 154; [Off-Street Freight Loading Requirements]; PC 249.78(c)(5) [PDR Space Requirements]; PC 249.78(d)(9) [Wind]; PC 260(b)(1)(L) [Height Limits]; PC 270(h) [Bulk Controls]; PC 270.1 [Horizontal Mass Reduction]; and PC 261.1 [Narrow and Mid-Block Alley Controls]. The project site is located in a CMUO Zoning District, Central SoMa Special Use District and 130-CS and 200-CS 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: None
 ACTION: Continued to July 25, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Hillis, Melgar

- 16b. [2015-012490OFA](#) (L. HOAGLAND: (415) 575-6823)
88 BLUXOME STREET – located on the northeast intersections of 5th, Brannan and Bluxome Streets, Lot 037, Block 3786 (District 6) – Request for **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to authorize 470,000 square feet of office space from the Office Development Annual Limit. The project site is located in a CMUO Zoning District, Central SoMa Special Use District and 130-CS and 200-CS Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 16a.
 ACTION: Continued to July 25, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Hillis, Melgar

- 16c. [2015-012490VAR](#) (L. HOAGLAND: (415) 575-6823)
88 BLUXOME STREET – located on the northeast intersections of 5th, Brannan and Bluxome Streets, Lot 037, Block 3786 (District 6) – Request for a **Variance** pursuant to Planning Code Sections 145.1(c)(2) [Parking and Loading Entrances] and 249.78 [Micro-Retail] to construct 1,262,400 GSF of space, including 840,110 GSF of office, 134,460 GSF of tennis club, 106,220 GSF of 100% affordable housing, 29,690 GSF of community recreation, 8,080 GSF of PDR, 16,590 GSF of retail, and 4,630 GSF of child care, 163 off-street parking spaces, four loading spaces, four substitute loading spaces, and 381 bicycle spaces (311 Class I, 70 Class II). The project site is located in the CMUO Zoning District, Central SoMa Special Use District and 130-CS and 200-CS Height and Bulk Districts.

SPEAKERS: Same as item 16a.
 ACTION: Acting ZA Continued to July 25, 2019

18. [2016-003994CUA](#) (C. TOWNES: (415) 575-9195)
55 BELCHER STREET – east side of Belcher Street between 14th Street and Duboce Avenue; Lots 098, 099, 100 in Assessor's Block 3537 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.7, 207(a), 209.4, 303, 303(r) to merge three lots into one lot (10,603 square foot) for the construction of an approximately 27,406 square foot, four-story building, up to 40 feet tall with 25 residential dwelling units,

12 off-street parking spaces, and 25 bicycle parking spaces. The subject property is located within a RTO (Residential Transit Oriented) 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 June 13, 2019)

SPEAKERS: Tom Temprano – Continuance
John Kevlin - Continuance
ACTION: Continued to October 3, 2019
AYES: Fung, Johnson, Koppel, Moore, Richards
ABSENT: Hillis, Melgar

19. [2018-013582DRP](#) (B. HICKS: (415) 575-9054)
215 MONTANA STREET – southside between Capitol Avenue and Faxon Avenue.; Lot 042A in Assessor’s Block 7069 (District 11) – Request for **Discretionary Review** of Building Permit Application No. 2018.10.03.2178, to construct a two-story rear addition that will add 967 square feet of floor area, the project also includes the addition of an accessory dwelling unit (ADU) within a RH-1 (Residential, House, Single Family,) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not take Discretionary Review and Approve

SPEAKERS: 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

9. [2017-001427CUA](#) (G. PANTOJA: (415) 575-8747)
2187 MARKET STREET – between Sanchez and 15th Streets, Lot 148 in Assessor’s Block 3558 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303, and 764 for the establishment of a Massage Establishment with an Accessory Personal Service Use (d.b.a. M Spa) at an approximately 3,305 square-foot tenant space at the ground floor of an existing four-story mixed-use building, currently occupied by the listed tenant for Personal Service Use, within an Upper Market Street Neighborhood Commercial Transit (NCT) Zoning District 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, Johnson, Koppel, Moore, Richards

ABSENT: Hillis, Melgar
MOTION: [20478](#)

C. COMMISSION MATTERS

10. Consideration of Adoption:

- [Draft Minutes for June 20, 2019 – Joint with BIC](#)
- [Draft Minutes for June 20, 2019 – Regular](#)
- [Draft Minutes for June 27, 2019 – Regular](#)

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

11. Commission Comments/Questions

None

D. DEPARTMENT MATTERS

12. Director's Announcements

John Rahaim, Planning Director:

Thank you, Jonas. Commissioners, I wanted to spend a couple minutes, if I might, talking about kind of the current status of Proposition M and the allocation and how we are going to bring the projects to you. The continuation of 88 Bluxome today was partially or largely in response to a request by the developer to do something slightly different. So, as you recall, we have been taking Central SoMa projects in phases in the order that they are ready to be reviewed. The 88 Bluxome project sponsor came to us and asked if we would consider approving that, if you would consider approving that project in one phase with a slightly smaller project. And when we looked at that, we asked them to look at -- and part of the reason for that is because this building, their project is really designed as one building, it kind of looks like two, but in reality it is just one building. That was coupled with a recent analysis that we started looking at the unused allocation of office space from past approvals and I have asked the Zoning Administrator Teague to start looking at that. And as it turns out, there are -- there could be as much as between four and 500,000 square feet of space that is largely the result of projects not building as much as they were approved to build. And a couple of those projects are quite -- couple of those could be as much as 100,000 square feet each but they built smaller than they were approved for. So, when we looked at the request of 88 Bluxome developers along with the fact that we might have four to 500,000 square feet, we are in fact able to still move forward with the proposal that we have planned in the fall to allow phase one of all the Central SoMa projects to move forward as well as other projects that have come to you asking for approval. So, if I might, and again, I will put this all in the form of a memo, we are still gathering all the data, but just for your purposes and the public, and the project sponsors, I wanted to just outline what is coming in the next couple of phases.

So, you have already approved 598 Brannan which was the Tishman Speyer project. Next week you are scheduled to approve the first phase of Flower Mart, which is just short of 1.4 million, and then the week after that, based on your continuance action just now, you would approve 88 Bluxome at about 775,000 square feet, that essentially depletes this year's Prop M with a few thousand square feet left over. So, in October when the next phase of Prop M comes forward, and if we add this additional space that I just described, you would be able to consider six projects, or four projects and then two others on Port property could go forward. And those projects are 60,000 square feet at Pier 70, 500,000 square feet at Harrison Gardens which is the Boston Property project on Harrison and Fourth I guess, Transbay Parcel F, the project on Howard Street which is 275,000 square feet. They came to you during one of the hearings requesting that, if you recall, it is a very tall building with hotel and office and housing. You would be able to consider One Vassar, which is Lawrence Louis' project on Harrison Street at 420,000, and then both Pier 70 and Mission Rock would be able to move forward as well under their agreement. As you know, you don't approve the Prop M for the Port sites, the office space on the Port property comes out of the pool when they pull building permits. So, again, you would be able to consider four projects in the fall and includes all of this phase I of all of the Central SoMa projects that we have been talking to you about. You would be able to do that even if you chose to go ahead and approve the full project at 88 Bluxome which is slightly reduced from their original proposal. So, if that all makes sense, and again, I'll put this in the form of a memo, but I just wanted to make sure that you and the project sponsors and the public all understood where we were headed on this. Thank you.

Commissioner Koppel:

Thank you, Director.

John Rahaim, Planning Director:

My apologies. The one thing I should add to all of that is that to actually capture this space that has been unused, you will have to take an action. We will likely bring that action to you in the early fall to literally revoke the unused space or the space of the projects that haven't been before you. So that actually will come to you probably in September, I think. Thank you.

Commissioner Fung:

A slight question, Director. Does that require a legal opinion? On the revocation of unused?

John Rahaim, Planning Director:

No. The Commission has done this in the past. There are two options. One is the project sponsor could voluntarily give it up, and if they do not, then the commission can revoke.

Commissioner Fung:

Okay. Alright.

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

Aaron Starr:

Good afternoon, Commissioners. Aaron Starr, manager of Legislative Affairs for the Planning Department. At this week's Land Use hearing, the Committee considered

Supervisor Mandelman's Building Standard Ordinance. This ordinance would modify the building envelope for buildings in our districts. Some modifications include decreasing required front setbacks, increasing rear yard requirements, facilitating development of multiple buildings on through and corner lots and imposing additional height limits for buildings in the RH districts that abut in narrow street. Commissioners, you heard this item on April 11th and voted to recommend approval with modifications. Those modifications were to modify the front setback requirement for properties abutting narrow streets in the RH, RTO and RM Districts from 10 to 15 feet, clarify the process for altering non-conforming structures, further study the effects of imposing additional height limits for narrow streets in alleys in RH and RM Districts, and eliminate proposed language regarding the proposed -- the purpose of rear yards is providing views into green space. At the Land Use hearing, Supervisor Mandelman proposed several amendments including the first two of your proposed amendments, modifying the front setback from 15 to 10 and clarifying the process for altering nonconforming structures.

Supervisor Peskin also proposed amendments that would tie development of ADUs to entering into a Costa Hawkins Agreement. Public comment was in support of the ordinance, especially those aspects that controlled building size and allowed additional density. Because the amendments were deemed substantive of the city attorney, the Land Use Committee moved to accept the amendments and continue the item to July 15th.

Next, the Committee considered Supervisor Mandelman's ordinance that amends land use controls for the Upper Market and the NCT-3 Zoning Districts. The ordinance proposes to increase permissibility of arts activities, institutional uses, public facilities, general entertainment and other retail uses. You heard this item on May 9th and recommended approval with ten modifications. In summary, those modification sought to provide Planning staff with quantitative and consistent standards for liquor store review, maintaining or increasing permissibility of arts activities and health service uses in the Upper Market Street NCT, increase the permissibility of liquor stores only selling beer and wine and the NCT-3 District, consider arts activities and liquor stores at their first story as active uses in both the zoning districts, eliminate phone traffic administrative uses for the Planning Code and include health service uses in the list of uses subject to formula retail controls. Public comment was in support of the ordinance with the emphasis on how the ordinance will help fill vacant street level storefronts. The Land Use Committee hearing, Supervisor Mandelman proposed eight amendments to the ordinance in addition to the modifications you proposed. Because the amendments were deemed substantial by the city attorney, again this item was continued to the July 15th hearing.

Next was the mayor and Supervisor Brown's Small Business Streamlining Ordinance. This ordinance with among other things would expand the types of liquor store licenses allowed with a bar use, reduce the quarter mile buffer around limited nonconforming commercial uses to 300 feet, amend the definition of general entertainment to include amusement game arcades and allow outdoor activity areas between the hours of 6 AM and 10 PM as of right. Commissioners, you heard this item on March 7th 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. During the hearing, the committee members discuss whether to eliminate the quarter-mile boundary around restricted use districts. They also discuss whether a business that holds both a nighttime entertainment and full-service restaurant permit should be allowed to

operate without meeting the definition of bona fide eating establishment. Supervisor Peskin argued that buffer zones around RUDs would be -- should be retained unless specific neighborhoods would like to exempt their RUD from having a buffer. He also recommended designating whether controls for LC use and LCC use within a quarter mile of a district with stricter controls should apply for name neighbor commercial district or by supervisorial district. Supervisor Brown and the City Attorney cautioned against controls that were designated or designed -- are designated by supervisorial districts. However, Brown said that she would reach out to her fellow supervisors in the coming weeks to get feedback with the goal of forming a citywide consensus. This item was then continued to the July 22nd hearing.

And last, the Mayor and Supervisor Haney's ordinance to allow temporary uses on development seismic was continued to July 22nd as well. There were no items at the Full Board this week that were Planning related. Finally, Supervisor Peskin introduced an ordinance before the July 4th holiday that changes the abandonment period for uses that require conditional use authorization in the North Beach Neighbor Commercial District from 18 months to three years. Three years is the standard abandonment period in the city and this provision was recently changed to 18 months as part of the article 7 reorganization per the supervisor's requests. Only the Castro District would still use the 18-month abandonment period if this ordinance passes. Steps not planned to bring this to the Planning Commission for a vote mainly because this ordinance would conform North Beach Neighbor Commercial District abandonment period to the standard CU abandonment period throughout the city. Further, there are a couple of applications pending review that would benefit from having this ordinance passed more expeditiously. Having a Planning Commission hearing for this item would delay the effective date of this ordinance until the end of the year. Particularly because of the upcoming summer recess. So, unless I hear from this Commission today that they would like to have a public hearing on that item, we will not be bringing this to you for a hearing. And that concludes my report. Thank you.

Commissioner Richards:

I have two questions for you Mr. Starr. The first one is, in the recommendation we had in Supervisor Brown's legislation that conditional use would be required for outdoor activity areas for bars. That was not accepted.

Aaron Starr:

I think there is still -- it is a very contentious piece of legislation and the dust hasn't settled on that, but I will get some clarification.

Commissioner Richards:

Okay great. And the second question is, why is the Castro exempt from three years? Is that a result of --

Aaron Starr:

It's just a -- that neighbor commercial district in North Beach didn't want the three-year abandonment period. They wanted an 18-month period. So, it just happened years ago.

Commissioner Richards:

Okay. Great thanks.

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 – Re-watch Joint BIC hearing
Please rewatch **April 12, 2018** Joint BIC/CPC Hearing for context and comparison with more recent Joint Hearing.

Staff reports from Mr. O’Riordan?Mr. Yu and Ms. Watty should be watched as well as ALL Commissioner’s comments particularly those at the end starting with Commissioners Moore, Hillis and McCarthy @ **2:48**. Commissioner Koppel @**2:44** had important points about life safety that have further resonance since the Mojave quakes.

Most Commissioners discussed setting up “working group” to deal with issue and another hearing prior to the 2018 Summer break.

From the Public suggest watching the following speakers:

Starting @ :37 - :50

George Wooding
Gerogia Schuttish
Paul Webber
Kathleen Courtney

Pat Buscovitch @:**58**

Starting @ 1:12 – 1:18

Spike Kahn
Jennifer Fieber

Mary Gallagher @ 1:14

Calvin Welch @ 1:50

Kieran Buckley @1:53

Sean Keighran @2:00

Also please rewatch entire General Public Comment June 25, 2015

Kevin Cheng – 3437 18th St
Dick Frisbe – 3333 California St
Sue Hestor – Overhead projector

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.

8. [2019-004597CUA](#) (S. CISNEROS: (415) 575-9186)
1509-1511 SLOAT BOULEVARD – south side of Sloat Boulevard between Clearfield Drive and Everglade Drive, within the Lakeshore Plaza Shopping Center, Lot 004 of Assessor's Block 7255 (District 7) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 713, and 780.1, to permit the expansion of an existing formula retail use (dba Peet's Coffee) into a vacant space previously occupied by a formula retail use. The project scope of work consists of an interior remodel and modifications to an existing storefront. The subject property is located within a NC-S (Neighborhood Commercial Shopping Center Zoning District), Lakeshore Plaza Special Use District, and 26-40-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: Stefano Costalano – Hear it today
 Andrew Junius – Hear it today
 Bill Vancione – Continuance
 Speaker – Continuance
 = Stephanie Cisneros – Staff report
 + Stefano Costalano – Project presentation
 + Jason – Project presentation
 - Barbara Hanson – Problems

ACTION: Approved with Conditions

AYES: Fung, Johnson, Koppel, Moore, Richards

ABSENT: Hillis, Melgar

MOTION: [20479](#)

14. 2015-000940CWP (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA PLAN AMENDMENT – **Informational Presentation** on the Market Octavia Plan Amendment ("The Hub") including updated land use, urban form, public realm and public benefits recommendations. More information can be found at

<http://sf-planning.org/market-street-hub-project>

Preliminary Recommendation: None – Informational

SPEAKERS: = Lily Langlois – Staff presentation
 = Peter Papadapolous – Concerns over framework structure
 - Larisa Pedroncelli – Area plans
 - Speaker – Ripple effects
 - Andrew – Equity
 - Sue Hestor – Silicon Valley housing demand
 - Georgia Schuttish – Rental housing
 = Josh Switzky – Response to questions

ACTION: Reviewed and Commented

- 17a. [2015-011274ENV](#) (G. PANTOJA: (415) 575-8747)
150 EUREKA STREET – between 18th and 19th Streets, Lot 007 in Assessor’s Block 2692 (District 8) – The proposal requests Planning Commission consideration of adoption of **CEQA Findings** under the California Environmental Quality Act for the conversion and expansion of an existing two-story building, formerly utilized as the Metropolitan Community Church of San Francisco, into a four-unit residential building within a Residential-House, Two Family (RH-2) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt CEQA Findings
- SPEAKERS: = Gabriela Pantoja – Staff report
+ Andrew Junius – Project presentation
+ Gary Gee – Design presentation
- Speaker – Opposition, continuance
- Speaker – Opposition, continuance
- ACTION: Approved with Conditions
AYES: Fung, Johnson, Koppel, Moore, Richards
ABSENT: Hillis, Melgar
MOTION: [20480](#)
- 17b. [2015-011274CUA](#) (G. PANTOJA: (415) 575-8747)
150 EUREKA STREET – between 18th and 19th Streets, Lot 007 in Assessor’s Block 2692 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 207 and 303 for the conversion and expansion of an existing two-story building, formerly utilized as the Metropolitan Community Church of San Francisco, into a four-unit residential building within a Residential-House, Two Family (RH-2) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
- SPEAKERS: Same as item 17a.
ACTION: Approved with Conditions
AYES: Fung, Johnson, Koppel, Moore, Richards
ABSENT: Hillis, Melgar
MOTION: [20481](#)
- 17c. [2015-011274VAR](#) (G. PANTOJA: (415) 575-8747)
150 EUREKA STREET – between 18th and 19th Streets, Lot 007 in Assessor’s Block 2692 (District 8) – Request for a **Variance** pursuant to Planning Code Sections 134 and 140 for the conversion and expansion of an existing two-story building, formerly utilized as the Metropolitan Community Church of San Francisco, into a four-unit residential building within a Residential-House, Two Family (RH-2) Zoning District and 40-X Height and Bulk District. The proposed building will encroach 16 feet into the required rear yard and two of the proposed four new dwelling units will not comply with Section 140.
- SPEAKERS: Same as item 17a.
ACTION: ZA Closed the PH and indicated an intent to Grant

ADJOURNMENT 3:17 PM
ADOPTED JULY 25, 2019