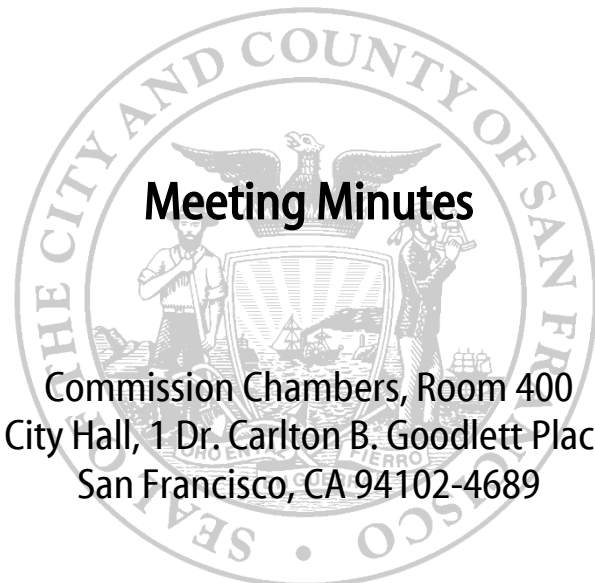


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, July 18, 2019
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 1:04 PM

STAFF IN ATTENDANCE: Aaron Starr, Veronica Flores, John Francis, Linda Ajello-Hoagland, Ella Samonsky, Katie Wilborn, Matt Dito, Seema Adina, Jeff Horn, Ashley Lindsay, David Winslow, 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.

1. 2017-006245DRP (D. WINSLOW: (415) 575-9159)
50 SEWARD STREET – between 19th and Douglass Streets; Lot 024A in Assessor's Block 2701 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2017.0419.4301 for construction of a horizontal front addition and a third-story vertical addition to an existing two-story two-family house 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: Do Not Take Discretionary Review and Approve

(Continued from Regular hearing on June 6, 2019)

Note: On June 6, 2019, after hearing and closing public comment, continued to July 18, 2019 by a vote of +5 -0 (Fung, Hillis absent).

(Proposed Continuance to August 29, 2019)

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

2. 2017-013309DRP-04 (D. WINSLOW: (415) 575-9159)
1 WINTER PLACE – near Mason; Lot 032 in Assessor’s Block 0118 (District 3) – Request for **Discretionary Review** of Building Permit Application No. 2018.1004.2256 for construction of a fourth-story vertical addition to an existing three-story two-family house within a RM-2 (Residential-Mixed, Moderate 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: Take DR and Approve with Modifications
 (Continued from Regular hearing on June 6, 2019)
(Proposed Continuance to September 5, 2019)

SPEAKERS: None
 ACTION: Continued to September 5, 2019
 AYES: Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis, Richards

B. COMMISSION MATTERS

3. Commission Comments/Questions

Commissioner Moore:

I read an interesting article in the APA Journal speaking about demolition versus deconstruction. The City of Palo Alto has joined or taken example from Portland where the demolition of homes is not just simply a demolition anymore, but it is a systematic destruction of the structure to reuse, recycle, and alleviate excessive landfill due to demolition. This particular piece of legislation is going into effect in Palo Alto in July 2020 and affects commercial as well as residential buildings. It would be a very interesting thing for this city to look into and also consider. There are costs associated with it, but that is secondary to the benefit of what this program could achieve. I will hand it around for people to read.

President Melgar:

Thank you, commissioner. I also wanted to say that while I was on vacation, my e-mail got hacked. So, if you got an e-mail from me asking you to purchase Amazon cards or whatever, it wasn't from me and I apologize.

C. DEPARTMENT MATTERS

4. Director's Announcements

None

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

Jonas P. Ionin, Commission Secretary:

The Board of Appeals did meet last night and took action on two items that maybe of interest to the Commission. The Board of Appeals held their election of officers, although they can never replace their previous president, Frank Fung, they elected Rick Swig to the office of President and Ann Lazarus to the office of Vice President. The Board heard the appeal of a Letter of Determination for 1145 Polk Street. At issuance this appeal was the appropriate fee methodology for the project which received its site permit in 2018. Last year, the MOHCD and Planning worked together to modify the fee methodology for payment of the in-lieu fee for the Inclusionary Affordable Housing Program, formed a per unit fee to a per square foot fee. This change became effective on January 1st of this year to implement this discreet change in a fair, consistent, and efficient manner. The City tied the methodology to the site permit issuance date, which is when fees are assessed to a project under the Planning and Building codes. For projects with a site permit issuance date before January 1st, 2019, the old methodology applies. For site permits issued after this date, the new methodology applies. The project was originally authorized with on-site BMR units; however, the project sponsor sought the Letter of Determination to allow them to pay the fee using the new methodology, which would have reduced their fee from approximately \$3.4 million to \$2.1 million. The Zoning Administrator found that the change would require Planning Commission approval and that the old fee methodology would be required based upon the rules adopted by the City to implement this change. The Board voted unanimously to uphold the Zoning Administrator's determination.

The Historic Preservation Commission did meet yesterday, and I think the one item that may be of interest to the Commission was 770 Woolsey. There was a petition from a neighborhood organization to add the 2-acre site just below McLaren Park. It was the old nurseries for flowers, I believe, way back in the day, to the Landmark Work Program. The Commission is down -- the Historic Preservation Commission is actually down to five Commissioners. Commissioners Johnck and Wolfram are no longer with that commission and their seats have yet to be replaced. Commission President Hyland actually had to recuse himself, so they were down to four commissioners to consider the matter and needed a unanimous vote. A motion to not add it to the work program failed 3-1 with Commissioner Matsuda voting against and there was no alternate motion to continue or otherwise. And so, that application failed in front of the Historic Preservation Commission.

Aaron Starr:

Aaron Starr, manager of Legislative Affairs. First in the Land Use Committee agenda was Supervisor Mandelman's ordinance that proposes to modify the buildable envelope for buildings in our districts. Commissioners, you heard this item on April 11th and recommended approval with modifications. As reported last week at the July 8th Land Use

Committee hearing, Supervisor Mandelman described the ordinance and proposed several amendments including two of the four modifications that you proposed. Supervisor Peskin also proposed amendments that would tie development of ADUs to entering into a Costa Hawkins agreement for that new development. Because of the substantive nature of the amendments, the item was continued to this Monday. At this Monday's hearing, the public comment was in favor of the ordinance and the supervisors' amendments. The Committee moved to send the ordinance as amended with a favorable recommendation to the Full Board.

Next, the Committee heard Supervisor Mandelman's ordinance that proposes to increase the permissibility of arts activities and institutional use of public facilities, general entertainment, and certain other retail uses in the Upper Market and NCT-3 zoning districts. You heard this item on May 9th and recommended approval with modifications. Also reported last week, the Land Use Committee heard this and Supervisor Mandelman proposed eight amendments last week to the ordinance including the modifications you proposed. Because of the substantive nature of the amendments, the item was continued to this week. At this Monday's hearing, the Committee moved to send the ordinance as amended with a favorable recommendation to the Board.

The Committee then considered Supervisor Safai's ordinance that proposes to limit the size and bedroom count of residential buildings in the Oceanview, Merced Heights, and Ingleside neighborhoods by using floor area ratio and conditional use authorization. You heard this ordinance on June 13th and recommended approval. At the Land Use hearing on Monday, public comment was in full support of the ordinance, seeing it as a way to control building size and illegal conversion of dwelling units into group housing. During their deliberation, the Supervisors were supportive of the ordinance. Supervisor Peskin did ask about the implementation of the bedroom count limit and the nature of the FAR controls. Staff indicated that the Enforcement planner would determine any violations of the bedroom count limit and that the FAR controls were established to incentivized increased density in those zoning districts. The Committee then moved to recommend the ordinance to the Full Board with a positive recommendation.

The Committee also considered Supervisor Haney's interim controls that would require conditional use authorization for a change of use from any nighttime entertainment use to another use in the South of Market area. This item did not come to you as it is an interim control. Interim control was spurred by the potential loss of the Mezzanine Nightclub. During the hearing, most speakers were in favor of the proposed CU requirement. A few people, including the property owner of the space, spoke against it. In the end, the Committee voted to forward the resolution to the Full Board with a positive recommendation. If passed by the Board, it will become effective ten days after.

Next, the Committee considered the Mayor's ordinance that would abolish the North of Market Affordable Housing Fund and instead have those affordable housing fees deposited into the Citywide Affordable Housing Fund. The collected fees will still be earmarked to stabilize, rehabilitate, and retain affordable housing in the North of Market residential SUD. This Commission heard the item on June 13th and recommended approval with the modification to index the fee at \$25.41 per square foot. Due to a drafting oversight, the index fee was not included in the ordinance passed by the Land Use Committee, but it will be included at the Full Board next week. There was no comment

from the committee members and there was only one public comment or whose comments were not directly related to the ordinance itself. The Committee then voted to recommend approval.

Finally, the Committee heard Supervisor Brown's ordinance that would allow intermittent activities like farmers' markets in our zoning districts if they are located on a parcel that contains a public facility. Currently, such uses are allowed if they are located on a property with a hospital or post secondary educational institution. The Planning Commission heard this item on June 20th and recommended approval. At the committee, there was no public comment and no discussion by the committee members, and they recommended approval.

And then finally at the Full Board this week, the Board heard an appeal of a tentative map approval for the project at 2146 Union Street. This property is a mixed-use building with a ground-floor retail and two dwelling units. The proposed project includes the addition of four new residential units at the rear of the building, interior renovations and facade modifications. The height of the building is increasing from about 38 or 39 feet to 40 feet, in addition to three stair penthouses that will rise an additional 8 feet above the roof. Commissioners, you did not hear this item as it did not require a hearing and the DR was not filed. The appellant was not included in the original neighborhood notice, since they are outside the 150-foot neighborhood notification radius but they were within the 300-foot radius required from that notice. The appellants brought up two issues and the appeal response – the first is that they were not notified of the proposed construction which, as I mentioned before, they were not close enough to be noticed. The second issue is that the proposal includes the substantial increase in the vertical height over the height of the existing building. They contend that the increase in height will block or diminish views resulting in a loss of quality of life and property values. Since this appeal was over the condo subdivision, the appellant's issues were not relevant, and the Board was not in a position to do anything about the proposed project. Supervisor Stephanie explained this during her comments and said that she sympathized with the appellant's issues and was looking at ways to address the noticing issue. She then moved to approve the map and deny the appeal. And that is all I have for you today.

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – 4184-4186 25th Street
Kevin Cheng – Illegal unit mergers
John Elberling – Balanced development
Sue Hestor – AAU IMP
Current 7/25/19 hearing date for Academy of Art Institutional Master Plan
MP should be changed to date after summer break. People heavily involved, who appeared at multiple hearings over past 10+ years were given NO NOTICE of hearing. No copy of lengthy AAU 7/5/19 IMP. Many are on vacation with Family.
Newspaper notice given 7/3/19. IMP first posted on website 7/5. Mailed notices around 43 AAU sites came Monday 7/8/19. This is neither spirit of requirement of 304.5.
Public should be able to find out about hearing. Read current IMP (2 others still pending.) Give testimony on impacts on neighborhoods, Muni, HOUSING that has been taken off market.

No mailed notice given to Western Addition organizations despite 3 AAU buildings on boundary of Western Addition.

AAU has been out of compliance with SF law – particularly around requirement to file IMP and receive public input. AAU illegal use of housing has deprived residents of housing.

The public deserves the ability to speak.

Speaker – AAU IMP

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.

6. [2019-011895PCA](#) (V. FLORES: (415) 575-9173)

ACCESSORY DWELLING UNITS IN NEW CONSTRUCTION [BF 190590] –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; amending the requirements of the discretionary approval process under which property owners must subject certain Accessory Dwelling Units to the Rent Ordinance; 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: = Veronica Flores – Staff report
+ Corey Smith – Support

ACTION: Approved (with K. Moore comments)

AYES: Fung, Johnson, Koppel, Melgar, Moore

ABSENT: Hillis, Richards

RESOLUTION: [20482](#)

7. 2018-003800CWP (J. FRANCIS: (415) 575-9147)

CALLE 24 SPECIAL AREA DESIGN GUIDELINES – parcels within NC and NCT Zoning Districts, generally bounded by 22nd Street to the north, San Bruno Avenue to the east, Cesar Chavez Street to the south, and Bartlett Street to the west. This is an **Informational Presentation** on the proposed Calle 24 Special Area Design Guidelines (SADG), which are intended to supplement the City’s Urban Design Guidelines and help ensure that new development and remodeled building facades complement existing neighborhood character and patterns of development. The proposed boundary for the SADGs roughly corresponds to the Calle 24 Special Use District (SUD), which was adopted by the City in 2017. The SUD created a unique set of commercial zoning regulations intended to preserve and enhance the unique character of the Calle 24 Latino Cultural District (established by the City in 2014) and recognize Latino cultural heritage. The Calle 24 SADGs will further the SUD’s intent through guidelines that address architectural design, artwork, and other elements

of the physical environment. They will be used by project sponsors, the community, Planning design review staff, and the Planning Commission to help evaluate proposed project designs to ensure preservation of neighborhood characteristics while accommodating new development.

Preliminary Recommendation: None – Informational

SPEAKERS: = John Francis – Staff presentation
 + Deanna Ponce de Leon – Calle 24 Guidelines
 + Eric Arguello – Another layer of protection
 + Marie Sorenson – Support
 + Peter Papadapolous – Support
 + Carlos Bocanegra – Community driven process
 + Kelly Hill – Community meeting
 + Larisa Pedroncelli – Outreach

ACTION: Reviewed and Commented

- 8a. [2016-010589ENX](#) (L. HOAGLAND: (415) 575-6823)
2300 HARRISON STREET – west side of Harrison Street between 19th and Mistral Streets; Lot 001 in Assessor’s Block 3593 (District 9) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to demolish an existing surface parking lot and construct a six-story over basement garage, 75-foot tall, 78,096 square foot vertical addition to an existing 3-story, 42-foot tall, 68,538 square foot office building. The addition will result in a mixed-use building with 24 dwelling units, 27,152 square feet of additional office space, 3,242 square feet of ground floor retail, 1,158 square feet of ground floor arts activities/retail space, 31 additional Class 1 bicycle parking spaces, 8 Class 2 bicycle parking spaces and a total of 41 off-street parking spaces. The dwelling-unit mix includes 14 one-bedroom and 10 two-bedroom units. The Project includes 4,922 square feet of usable open space through a combination of private and common open space. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes waivers for building height, ground floor active uses and narrow street height limit, and a concession for rear yard in an UMU (Urban Mixed-Use) District and 68-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 6, 2019)

SPEAKERS: = Linda Ajello-Hoagland – Staff report
 + Tuija Catalano – Project presentation
 + Speaker – Design presentation
 = Larissa Pedroncelli – Community benefit La Cocina
 + Leonard Basocco – Carpenters Local 22 support
 = Chris Lawrence – Process
 + Victor Hargett – Support
 = Kelly Hill – Community agreement
 - Ben Carrol – Continuance
 + Corey Smith – Support
 - Carlos Bocanegra – State Density Bonus
 = Peter Papadapolous – Last minute proposal

- Sue Hestor – Not ready, continuance
= Georgia Schuttish – Perpetual sunlight

ACTION: After hearing and closed PC; Continued to August 22, 2019
AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
ABSENT: Hillis

- 8b. [2016-010589OFA](#) (L. HOAGLAND: (415) 575-6823)
2300 HARRISON STREET – west side of Harrison Street between 19th and Mistral Streets; Lot 001 in Assessor's Block 3593 (District 9) – Request for **Office Development Authorization**, pursuant to Planning Code Sections 321 and 322, to authorize 27,185 gross square feet of office space from the Office Development Annual Limit. The subject property is located within the UMU (Urban Mixed-Use) District and 68-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on June 6, 2019)

SPEAKERS: Same as item 8a.
ACTION: After hearing and closed PC; Continued to August 22, 2019
AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
ABSENT: Hillis

- 9a. [2017-000663PCAMAP](#) (E. SAMONSKY: (415) 575-9112)
610-698 BRANNAN STREET – **Planning Code and Zoning Map Amendments** to establish the 2000 Marin Special Use District (SUD) (Assessor's Parcel Block No. 4346, Lot No. 003), and to create additional Key Site exceptions for the Flower Mart site, located on the southern half of the block north of Brannan Street between 5th Street and 6th Street (Assessor's Parcel Block No. 3778, Lot Nos. 001B, 002B, 004, 005, 047, and 048). The 2000 Marin SUD would provide a temporary location for the San Francisco Wholesale Flower Market due to the development of the existing Flower Mart site, located on the southern half of the block north of Brannan Street between 5th Street and 6th Street (610-698 Brannan Street). The 2000 Marin Street project site is currently located within the PDR-2 (Production, Distribution and Repair) Zoning District and the 65-J Height and Bulk Districts. The 2000 Marin SUD would modify specific Planning Code requirements related to demolition and replacement of industrial buildings, streetscape improvements, screening and landscaping, ground floor height standards, better roofs, shower facilities and lockers, car share, vehicle and bicycle parking, transportation demand management, and impact fees for a period of six years. The Flower Mart Planning Code text amendments would create additional Key Site exceptions, under Planning Code Section 329(e), to the requirements for ground floor transparency and fenestration, PDR floor heights, overhead obstructions, off-site open space, parking pricing, residential to non-residential ratio, child-care facilities, PDR replacement, and PDR and Community Building Space.
Preliminary Recommendation: Approve

SPEAKERS: = Ella Samonsky – Staff report
= Anne Taupier – Development Agreement
= Ken Rich – Prop M Allocation
+ Alexandra Solzinger – Project presentation
+ Ben Thome – Design presentation
+ Tim Paulson – Support
+ Harold Hoogasian – Support

+ Henry Karnilowicz – Support
 + Laurel Winzler – Support
 + Jeanne Boes – Support
 + Vince Yoshita – Support
 + Flemming Jorgensen – Support
 + Vicki Harp – Support
 + Speaker – Support
 + Grace Su – Support
 + John Gomez – Support
 + Crispy Luppino - Support

ACTION: Approved
 AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 RESOLUTION: [20483](#)

9b. [2017-000663ENX](#) (E. SAMONSKY: (415) 575-9112)

610-698 BRANNAN STREET – located on southern half of the block north of Brannan Street between 5th Street and 6th Street; Lots 001B, 002B, 004, 005, 047, and 048 in Assessor's Block 3778 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Sections 249.78, 329 and 848, to demolish the existing buildings (165,400 sf; approx. 142,000 sf dba. San Francisco Flower Mart) and parking lot and construct three new buildings containing a total of 2,032,165 sf of office, 113,036 sf of Production, Distribution and Repair (PDR), 83,459 sf of retail, 35,450 sf of privately owned public open space (POPOS), 769 off-street parking spaces, 30 loading spaces, and 496 bicycle spaces (410 Class I, 86 Class II); A project variant would contain a total of 2,061,380 sf of office, 90,976 sf of retail, 22,690 sf of child care facility, 950 sf community facility and 38,450 sf of privately owned public open space (POPOS), 632 off-street parking spaces, 9 loading spaces, and 608 bicycle spaces (518 Class I, 92 Class II) Under the LPA, the project is requesting exceptions from the following Planning Code (PC) requirements: PC 132.4 [Building Setback, Streetwall Articulation and Tower Separation]; PC 136(c)(5) [Overhead Obstructions]; PC 138(c) [Off-Site POPOS Timing]; PC 138(d) [POPOS Design]; PC 145.1 [Active Use Controls]; PC 151.1 [Off Street Parking]; PC 152.1 [Off -Street Loading]; PC 155(d) [Enclosure of Off-Street Loading] PC 155(r); [Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages]; PC 155(g) [Parking Pricing Requirements]; PC 202.8 [PDR Conversion]; 145.1(c)(6) and PC 249.78(c)(1)(F) [Ground Floor Transparency]; PC 202.8 [PDR Conversion]; PC 249.78(c)(5) [PDR and Community Building Space]; PC249.78(d)(7) [Lot Mergers]; PC 249.78(d)(9) [Wind]; PC249.78(d)(10) [PDR Ceiling Height]; 249.78(e)(4)[Child Care]; PC 261.1 [Narrow and Mid-Block Alley Controls]; PC 270(h) [Central SoMa Bulk Controls]; PC 270.1 [Horizontal Mass Reduction]; PC 270.2 [Special Bulk and Open Space Requirements] and 803.9(a) and PC 841.09 [Residential to Non-Residential Ratio]. The subject property is located in a CMUO (Central SoMa Mixed Use Office), MUR (Mixed Use Residential) Districts and 160-CS and 270-CS Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 9a.
 ACTION: Approved with Conditions
 AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 MOTION: [20484](#)

- 9c. [2017-000663OFA](#) (E. SAMONSKY: (415) 575-9112)
610-698 BRANNAN STREET – located on southern half of the block north of Brannan Street between 5th Street and 6th Street; Lots 001B, 002B, 004, 005, 047, and 048 in Assessor’s Block 3778 (District 6) – Request for **Office Development Authorization**, pursuant to Planning Code Sections 321, 322, to authorize up to 1,355,363 sf of office use for Phase 1A of the Project, or 1,384,578 sf of office use for Phase 1A of the Project Variant from the Office Development Annual Limit for the proposed project at 610-698 Brannan Street. The Subject Property is located in a CMUO (Central SoMa Mixed Use Office), MUR (Mixed Use Residential) Districts and 160-CS and 270-CS Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions
- SPEAKERS: Same as item 9a.
 ACTION: Approved with Conditions
 AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 MOTION: [20485](#)
- 9d. [2017-000663DVA](#) (E. SAMONSKY: (415) 575-9112)
610-698 BRANNAN STREET – Ordinance introduced by Supervisor Matt Haney to approve a **Development Agreement** between the City and County of San Francisco and KR Flower Mart, LLC, for the development of the approximately 6.5-acre Flower Mart site, located on the southern half of the block north of Brannan Street between 5th Street and 6th Street (Assessor’s Parcel Block No. 3778, Lot Nos. 001B, 002B, 004, 005, 047, and 048). The proposed Development Agreement will address project phasing, construction of an interim wholesale flower market and funding of a permanent wholesale flower market, and public benefits provided by the project, including the construction of a new wholesale flower mart on the Project Site, or alternatively in the event a payment option is exercised, a one-time Developer payment for the construction of a new flower mart at an alternative permanent site; rent subsidy payments to existing flower vendors; relocation of existing flower vendors to a temporary site at 2000 Marin Street; land dedication for affordable housing; enhanced workforce development program; donation of \$5,000,000 to the Sunnydale Hub Project; and in the event the Project Variant is constructed, construction of a subsidized child care facility and construction of approx. 1,000-sf community room.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: Same as item 9a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 RESOLUTION: [20486](#)
10. [2019-003787CUA](#) (K. WILBORN: (415) 575-9114)
3301 FILLMORE STREET – northwest corner of Fillmore and Lombard Street; Lot 007 in Assessor’s Block 0491 (District 2) – Request for **Conditional Use Authorization** for a Formula Retail use (dba “Mathnasium”) in a NC-3 (Neighborhood Commercial, Moderate 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: Approve with Conditions

SPEAKERS: = Katie Wilborn – Staff report
 + Speaker – Project presentation
 + Kate McGee – Support
 ACTION: Approved with Conditions
 AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 MOTION: [20487](#)

11. [2017-004654CUA](#) (K. WILBORN: (415) 575-9114)
1901 FILLMORE (AKA 1913 FILLMORE) STREET – southwest corner of Fillmore and Willmott Street; Lot 005 in Assessor’s Block 0659 (District 5) – Request for **Conditional Use Authorization** to legalize an existing Formula Retail use (dba “Saje Natural Wellness”) in an Upper Fillmore NCD (Neighborhood Commercial District) 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: = Katie Wilborn – Staff report
 + Cheryl Brady – Project presentation
 ACTION: Approved with Conditions
 AYES: Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis, Richards
 MOTION: [20488](#)

12. [2015-015199CUA](#) (M. DITO: (415) 575-9164)
562 28TH AVENUE – east side of 28th 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 eight-family dwelling, including two Accessory Dwelling Units (ADUs). 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
 (Continued from Regular hearing on May 2, 2019)

SPEAKERS: = Matt Dito – Staff report
 + Mark Loper – Project presentation
 - Speaker – Opposition, parking
 = Speaker – Parking
 ACTION: Approved with Conditions
 AYES: Johnson, Koppel, Melgar, Moore, Richards
 NAYS: Fung
 ABSENT: Hillis
 MOTION: [20489](#)

- 13a. [2018-009534CUA](#) (S. ADINA: (415) 575-8722)

45 CULEBRA TERRACE – west side of Culebra Street; Lot 025 in Assessor's Block 0500 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to demolish an existing single-family home and construct a new four-story 4,038 square-foot building with two dwelling units, one off-street parking space, and two Class I bicycle spaces within a RH-2 (Residential, 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 Regular hearing on June 6, 2019)

Note: On June 6, 2019, after hearing and closing public comment, continued to July 18, 2019 by a vote of +5 -0 (Fung, Hillis absent).

SPEAKERS: = Seema Adina – Staff report
 + Speaker – Project presentation
 + Speaker – Parking
 - Michelle Scott – Parking
 - Jennifer Linden – Parking
 - Speaker – Negative impacts
 - Pat Buscovich – Parking
 - James Carter – Parking

ACTION: After hearing and closed PC; Continued to August 22, 2019

AYES: Fung, Koppel, Melgar, Moore

NAYS: Johnson, Richards

ABSENT: Hillis

- 13b. [2018-009534VAR](#) (S. ADINA: (415) 575-8722)
45 CULEBRA TERRACE – west side of Culebra Street; Lot 025 in Assessor's Block 0500 (District 2) – Request for **Variance**, pursuant to Planning Code Sections 134 and 140. The project is to allow an encroachment of approximately two-feet two-inches into the required rear yard and a variance for exposure for both dwelling units. The subject property is located in a RH-2 (Residential, Two Family) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular hearing on June 6, 2019)

SPEAKERS: Same as item 13a.
 ACTION: ZA After hearing and closed PC; Continued to August 22, 2019

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.

- 14a. [2018-009551DRP](#) (D. WINSLOW: (415) 575-9159)
3847-3849 18TH STREET – between Church and Sanchez Streets; Lot 077 in Assessor's Block 3585 (District 8) – Request for **Discretionary Review** of Building Permit Application No.

2018.06.22.2714 proposing to legalize horizontal and -infill additions, the expansion of the garage with unpermitted property line walls, legalize an enlarged dormer, replacement of the front gable window to original size and legalize other unpermitted alterations to bring the building into compliance with Planning Enforcement case no. 2018-002303ENF. The parcel is located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Do Not Take Discretionary Review

(Continued from Regular hearing on May 9, 2019)

Note: On May 9, 2019, after hearing and closing public comment, continued to July 18, 2019 by a vote of +5 -0 (Johnson, Richards absent).

SPEAKERS: = Jeff Horn – Staff report
 = Speaker – DBI history
 - Kevin Cheng – DR presentation
 + Tim Clinton – Project presentation
 + Tim Morano – Support
 = Georgia Schuttish – Goose and her golden eggs

ACTION: Adopted a Motion of Intent to Take DR and approve with two flats and a third ground floor unit, and Continued to August 29, 2019

AYES: Johnson, Koppel, Melgar, Moore, Richards

ABSENT: Fung, Hillis

- 14b. [2018-009551VAR](#) (D. WINSLOW: (415) 575-9159)
[3847-3849 18TH STREET](#) – between Church and Sanchez Streets; Lot 077 in Assessor’s Block 3585 (District 8) – Request for a **Variance** from the Planning Code for front setback requirements, pursuant to Planning Code Section 132 and rear yard requirements, pursuant to Planning Code Section 134. The subject property is located within a RH-3 (Residential – House, Three Family) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular hearing on May 9, 2019)

SPEAKERS: Same as item 14a.
 ACTION: ZA After hearing and closed PC; Continued to August 29, 2019

15. [2018-007676DRP](#) (D. WINSLOW: (415) 575-9159)
[3902 CLAY STREET](#) – north side of Clay Street between Cherry Street and Arguello Boulevard; Lot 005A in Assessor’s Block 0091 (District 2) – Request is for **Discretionary Review** of Building Permit Application No. 201807245358, a proposal to raise the building 16” to add a garage and construct a vertical addition at the rear of an existing 2-story single-family house 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

SPEAKERS: None
 ACTION: Withdrawn

16. [2017-013308DRM](#) (A. LINDSAY: (415) 575-9178)

1 LA AVANZADA STREET – Sutro Tower, Lot 003 in Assessor’s Block 2724 (District 14) – **Mandatory Discretionary Review**, pursuant to Planning Code Section 306.9 and 333, of Building Permit Application Nos. 2017.09.22.9393, 2019.07.02.4914, and 2019.05.90.2084 proposing to repack broadcast frequencies as mandated by the FCC consisting of adding 7 new antennas, removing and replacing 4 antennas, and removing four existing antennas; temporarily removing cladding; and re-evaluating structural adequacy of the tower, per SF Building Code and perform structural strengthening as necessary. The subject property is located within a RH-1 (D) (Residential - House, One Family) 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:

SPEAKERS: = Ashley Lindsay – Staff report
+ Kristen Thall Peters – Project presentation
ACTION: Took DR and Approved with Conditions
AYES: Johnson, Koppel, Melgar, Moore, Richards
ABSENT: Fung, Hillis
DRA: [0655](#)

ADJOURNMENT – 7:04 PM
ADOPTED AUGUST 22, 2019