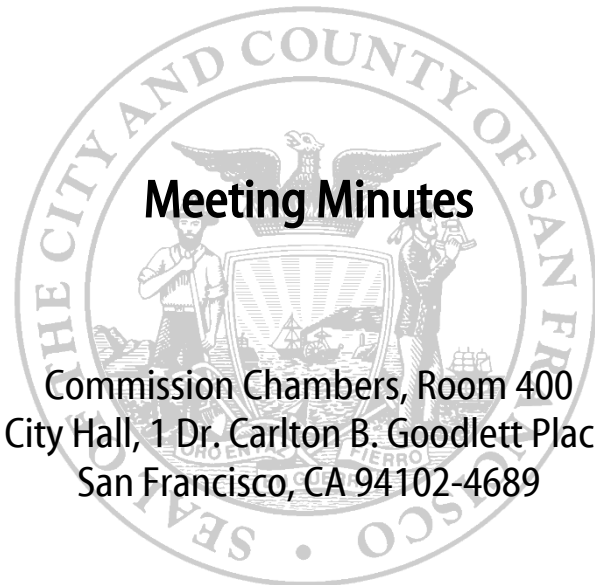


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, July 25, 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 1:09 PM

STAFF IN ATTENDANCE: Aaron Starr, Elizabeth Jonckheer, Kate Conner, Scott Sanchez, Mat Snyder, Esmeralda Jardines, Linda Ajello-Hoagland, Chris May, Rich Sucre, Ella Samonsky, Michael Christensen, Matt Dito, 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. 2019-011975PCA (D. SANCHEZ: (415) 575-9082)
JOBS HOUSING LINKAGE FEE – **Planning Code Amendment** introduced by Supervisor Haney to update the Jobs Housing Linkage Fee; 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.

(Proposed Continuance to September 19, 2019)

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

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

2. [2018-013387CUA](#) (A. LINDSAY: (415) 575-9178)
88 PERRY STREET – at the northwest corner of the intersection at Perry and 3rd Street, Lot 116 of Assessor's Block 3763 (District 9) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 848, to install a new AT&T Mobility macro wireless telecommunications facility consisting of sixteen (16) panel antennas screened behind FRP enclosures; installation of thirty-two (32) remote radio heads, one (1) GPS antenna; and ancillary equipment. The subject property is located with the CMUO (Central Soma-Mixed Use Office), and 130-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: Approved with Conditions
 AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 MOTION: [20490](#)

C. COMMISSION MATTERS

4. Consideration of Adoption:
 • [Draft Minutes for July 11, 2019](#)

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

5. Commission Comments/Questions

Commissioner Moore:

There are two items. Greatly concerned about reading about 2100 Market Street. Also receiving a letter from the Duboce Triangle Neighborhood Association about the adaptive interpretation of what was approved as a 52-market rate unit building now becoming a furnished corporate rental apartment. I'm looking for the Director's comments support that that is indeed not the type of approvals that we should be stuck with because that is not what we approved.

John Rahaim, Planning Director:

Yes, thank you Commissioner. I have heard several comments to that effect. The way that the current code works is that anything longer than 32 days, I believe it is, is considered normal tenancy. And so the code does not distinguish between 32 day rentals or 5 year rentals at its current form. I do understand that there is some concerns about this – many concerns about this and the Board members are taking it up but as of right now, there is not an enforcement action that we can take on that.

Commissioner Moore:

I have another issue and that is I was greatly disturbed about a vote in San Bruno on a project that had 425 units of housing for that community. It was defeated by one vote, and while each community makes its own decisions about housing, what I found most astounding is that by the numbers. So that's since 2016 San Bruno only has built 119 units. The 119 units since 2016, and the actual number based on state-mandated goals is 1,036 by 2023. That's a very huge deficit to catch up on and simultaneously San Mateo County estimated 72,000 jobs between 2010 and 2015. If you use the mathematics, that means that every household basically supports 19 jobs. I'm looking at these statistics particularly under the significant pressure that we are sitting here every week, the SB 50 and, and, and, and we are trying to do as best as we can, while our neighbors get away with 119 units since 2016. I can only let that stand in the room, but I think at some point I would like to figure out wouldn't there be a state law that first brings everybody else into a comparable performance with each other before further restrictions are imposed on us? I'm just asking a very naive linear question, but that is what is on my mind.

Commissioner Richards:

So, I too have those two subject matter comments. I was looking at the fabulous dancer on the top of the Salesforce Tower the other day in the Chronicle and then I see Single Vote Derails Plan for Housing or Transit. One vote killed 425 units on El Camino Real. El Camino Real in San Bruno. And I'm sitting up here thinking, boy we struggle with like cutting back a bedroom because its density. We might not even be doing what I consider the right thing for the neighborhood or the community over like little things such as one bedroom, and we feel like we're on the edge of what's legal and what's not legal. Here we have a whole project being killed. And I'm sitting here thinking, I think we as commissioners really need to be circumspect around feeling that pressure over such little teeny things like that that make projects, make this city livable in the face of this kind of thing that's happening literally right across our border. So, this is a poster child for why we have an SB 50. I mean, honestly. And I read this, and I thought, well, poster child for SB 50. Then I came across this one which is in my neighborhood literally three blocks away, we approved this I believe two or three years ago. So, this one here, I just feel like we're being played, I really do. This is an Extended Stay America. This is not a housing project. The more I talk to the supervisor's office, Supervisor Mandelman, the more I realize there is a lot of this going on

in all of the projects that we approved. So, this whole idea that we're solving some kind of housing crisis, we're solving a hotel crisis. We're going to hear from some members of the community out here on projects we recently approved in the Mission. They are going to come to tell us three floors of this project, two floors of this project are hotels. Supervisor Ronen is working on interim controls to have a new Land Use designation and the Planning Code that cuts right to the heart of this. I'm very circumspect at this point about approving any more housing projects without really understanding what the hell is going on after we approve it. I think this is atrocious. It's legal but it isn't right.

D. DEPARTMENT MATTERS

6. Director's Announcements

None

7. 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. First on the Land Use agenda was the ordinance to include a reference to the Polk-Pacific Design Guidelines in the Planning Code. This ordinance was originally initiated by the Planning Commission, but once it was transmitted to the Board, Supervisor Peskin took over sponsorship. Commissioners, you heard this item on January 17th and voted to recommend approval. At the Land Use Committee, Robin Tucker and our own Commissioner Moore spoke during public comment and applauded the efforts of the Planning Department and community members who engaged in formulating the guidelines. Supervisor Peskin also spoke highly of the process that created the guidelines as well as the guidelines themselves. Land Use Committee voted to recommend the item to the Full Board unanimously.

Next the Committee heard an amended version of the CU requirement for Employees Cafeterias Ordinance. You originally heard this in October of 2018 where you recommended disapproval and again on March 7th 2019, where there was no successful motion to approve or continue the item resulting in a de facto disapproval. At Monday's hearing, Supervisor Safai, the legislative sponsor, provided background on the genesis of the ordinance. He also outlined his proposed amendments which include one, expanding the CU requirement to all office uses, not just general office use; add location on operating conditions that differentiate between break rooms and cafeterias with full-service kitchens; add location operating conditions that exempt certain cafeterias from the CU requirement if they are at the first story; open to the public, designed to the standards for active use; and provide meals that are not majority subsidized. Add grandfathering provision and add the conditional use consideration for cafeterias subject to conditional use. Many of these were proposed by staff to the Planning Commission. Supervisor Peskin proposed amending the grandfathering clause to July 1st 2019. Only one member of the public spoke during public comment. The speaker was a representative of the SF Chamber of Commerce who is against the CU requirement, fearing that it would make business less likely to locate within San Francisco. After public comment, the Land Use Committee

moved to accept the grandfathering amendment in addition to other amendments by Safai, and then to recommend the ordinance to the Full Board as a committee report.

The next item was an ordinance to legalize non-residential uses at 3115 18th Street, also known as Active Space. This Commission heard the item on May 23rd and voted to approve the ordinance with a modification to shorten the legitimization program's time period from ten years to three years for office space. During the hearing, a lot of tenants came to speak in favor of the program. They also requested the changes be made permanent. After public comment, Supervisor Ronen acknowledged the difficult position the tenants are in but stated that PDR uses must also be protected. After similar comments from the members of the community regarding the need to preserve the building as PDR in the long term, Supervisor Ronen introduced an amendment to the legislation that would include the Commission's recommended modification. The amendment was adopted by the Committee and the ordinance was then recommended to the Full Board.

Next the Committee heard the Mayor and Supervisor Brown's Small Business Streamlining ordinance. The debate continued for whether to eliminate the quarter-mile buffer around restricted use districts plus Supervisor Brown and Peskin had been conducting outreach with other supervisors to determine which RUDs in the district may want to retain their quarter-mile buffers. Through that outreach, the supervisors learned that the RUDs in Districts 10, 1 and 3 and the Noe Valley RUD in District 8 would prefer to retain the quarter-mile buffer. The Committee then directed the City Attorney's office to draft language for each of these RUDs which would be adopted at the Full Board. With that the item went forward without recommendation for the first reading at the Board on July 30th.

The Committee then held a hearing called by Supervisor Mandelman to present and discuss high-priority pathways to achieving deep clean house gas emission reductions by 2030. Supervisor Mandelman requested this 100-day report back in his March Climate Emergency resolution. San Francisco environment presented key analysis from the Focus 2030 Pathways report, which Planning and other departments peer reviewed, such as the need to start decarbonizing new buildings as soon as possible and meet 80% of trips with transit, biking, or walking. A myriad of departments, including Planning, all gave three-minute presentations on the respective agency's opportunities, challenges and overall support in tackling emissions reductions across grey sectors. Over 45 members of the public gave comment, each reiterating the need for bold and urgent action by city leaders and departments. Many also asked for follow-up opportunities to continue this urgent discussion with all the supervisors. Vice-chair Safai moved that this hearing be heard and filed which passed unanimously.

Lastly, the Committee considered Supervisor Peskin's ordinance that would change the abandonment period for CUs in the North Beach NCD from 18 months to three years. Commissioners, you may recall you waived your opportunity to hear this item based on staff's recommendation. At the hearing, no one spoke during public comment and Supervisor Peskin made some brief comments about the proposed change. The Committee voted unanimously to send the item to the Full Board with a positive recommendation.

At the Full Board this week, Supervisor Safai's Large Residential SUD passed its first read. Supervisor Mandelman's Building Standard ordinance was continued to July 30th to continue to work out some concerns from other supervisors. Supervisor Mandelman's code changes to the Upper Market NCT and NCT-3 Zoning District passed its first read. The North

of Market Affordable Housing Fee and Citywide Affordable Housing Fund amendments sponsored by the Mayor was amended to index the fee as the Commission had recommended, and then it was referred back to the Committee for review.

Temporary Uses and Interim Activities ordinance sponsored by Supervisor Brown that would allow Farmer's Markets at the DMV passed its first read. The interim controls to require conditional use authorization for a change of use from a nighttime entertainment use to another use in the South of Market area sponsored by Supervisor Haney was adopted. The legalization program for Active Space passed its first read, as did the Polk Pacific Area Design Guidelines and the North Beach CU Abandonment Period ordinance sponsored by Supervisor Peskin. And that concludes my report.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Jonathan Axelrad – Doggy Style
 Christina Murphy – Doggy Style
 Emily Hatas – Doggy Style
 Georgia Schuttish – Kitchens
 Kelly Hill – Corporate rentals
 Corey Smith – San Bruno project disapproval
 David Troup – 2100 Market
 Ozzie Rohm – 2100 Market
 Paul Wermer – 2700 California

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.

3. [2019-001013CUA](#) (E. JONCKHEER: (415) 575-8728)
375 32ND AVENUE/3132 CLEMENT AVENUE – northwest corner of Clement Street and 32nd Avenue; Lot 002 in Assessor's Block 1401 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303, 303.1, 703.4, and 713 to allow the establishment of a Formula Retail Grocery Store (Safeway d.b.a. "Andronico's Community Market"), and a non-residential use size that exceeds 5,999 square feet, within an existing vacant retail space (formerly occupied by the Fresh & Easy grocery store) within a NC-S (Neighborhood Commercial, Shopping Center 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: = Elizabeth Jonckheer – Staff report
 + Melinda Sarjapur – Project presentation
 = James Argo – Hours of operation
 = Norman Kondy – Hours of operation
 + Natalie Mattei – Response to questions

ACTION: After being pulled off of Consent; Approved with Conditions as amended, directing the Project Sponsor to continue working with the community on security mitigation measures
 AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 MOTION: 20491

8. (K. CONNER: (415) 575-6914)

SB 35 PROJECTS – Informational Presentation – Review of Planning Department’s implementation approach for Senate Bill 35 for streamlined ministerial review of housing projects. This bill became effective in January 2018 and this presentation will include an overview of the bill, implementation approach, and a brief summary of the projects that have been processed using SB-35.

Preliminary Recommendation: None – Informational

SPEAKERS: = Kate Conner – Staff presentation
 + Corey Smith – Affordable housing units
 = Ozzie Rohm – Two-unit projects

ACTION: Reviewed and Commented

9. [2019-012970IMP](#) (A. PERRY: (415) 575-9017)

FORTY-THREE (43) PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY (AAU) LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO – Informational Presentation - Notification by the Zoning Administrator of the filing of an Institutional Master Plan (IMP) for the Academy of Art University (AAU). Pursuant to Planning Code Section 304.5, the Planning Commission is holding a public hearing on a full IMP for the AAU. Planning Code Section 304.5 requires post-secondary educational and medical institutions in the city to provide the Commission with a long-range development plan every 10 years, with updates provided every two years. The purpose of the IMP is to provide this information to the Commission and the public. This public hearing is for receipt of public testimony only. Receipt and acceptance of this IMP does not constitute an approval or disapproval of any proposed projects contained in the IMP by the Planning Commission. The IMP and a complete list of the 43 AAU properties are available for viewing at the Planning Department’s website: <https://sfplanning.org/resource/institutional-master-plans> (look under “Academy of Art University,” and click on the “7/25/19 (pending)” submittal). The IMP is also available for public viewing at the Planning Department’s Public Information Center located at 1660 Mission Street, 1st Floor, and at the Department’s reception area located at 1650 Mission Street, 4th Floor.

Preliminary Recommendation: None – Informational

SPEAKERS: = Scott Sanchez – IMP presentation
 + Jim Abrams – AAU presentation
 + Wilma Parker De Pavloff – Best neighbor
 = Paul Wermer – Removal of rent control units
 + Marlayne Morgan – Transit
 = James Goldwyn – Transit
 = Georgia Schuttish – Free MUNI passes
 = Sue Hestor – Been working on this a long time

= Theresa Flandrick – Housing
 = Tess Welborn – Loss of affordable housing

ACTION: Closed the Public Hearing

10. [2013.0208PHA](#) (M. SNYDER: (415) 575-6891 & M. CHRISTENSEN: (415) 575-8742)
MISSION ROCK PHASE 1 (AKA SEAWALL LOT 337 AND PIER 48) – located east of Third Street, between China Basin Channel and Mission Rock Street, Assessor’s Block 8719/Lot 006; and Block 9900/Lot 048 – **Informational Presentation** on Phase 1 Submittal of the Mission Rock Development Project. In 2018, the Board of Supervisors approved the Development Agreement (DA) and Disposition and Development Agreement (DDA) associated with the Mission Rock Mixed-Use Project that would include the multi-phased mixed-use development of Seawall Lot 337 and Pier 48. Mission Rock Phase Submittal for Phase 1 includes the construction of infrastructure, extension of the street grid, new parks and open space, and preparation of four development pads that will support and enable the development of approximately to 630 residential units, 550,000 gsf of office, and approximately 65,000 gsf of retail space.

Preliminary Recommendation: None – Informational

SPEAKERS: = Mat Snyder – Staff presentation
 + Jack Bair – Project presentation
 + Heather Tazalla – Project presentation
 + Maggie Cook – Project presentation
 + Carl Shannon – Project presentation
 + Corey Smith – Affordable housing component

ACTION: Reviewed and Commented

11. [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 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 July 11, 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).

On July 11, 2019, without hearing, continued to July 25, 2019 by a vote of +5 -0 (Hillis, Melgar absent).

SPEAKERS: = Esmeralda Jardines – Staff report
 + John Kevlin – Project presentation
 - Larisa Pedroncelli – Last minute offer
 + John Jenson – Support
 ACTION: Approved with Conditions as amended prohibiting corporate housing
 AYES: Fung, Johnson, Koppel, Moore, Richards
 NAYS: Melgar
 ABSENT: Hillis
 MOTION: [20492](#)

- 12a. [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 1,197,280 GSF of space, including 775,000 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
 (Continued from Regular hearing on July 11, 2019)

SPEAKERS: = Linda Ajello-Hoagland – Staff report
 + Speaker – Project presentation
 + Matt Fields – Project presentation
 + Lisa Iwamoto – Project presentation
 + Tara Sullivan – Variances
 + Tricia Weaver Moss – Public recreation
 + Timothy Reyff – Grants / Union Support
 + Andrew – POPOS

+ Katrina Liwanag – Support

ACTION: Approved with Conditions with the necessary corrections
 AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 MOTION: [20493](#)

- 12b. [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 775,000 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
 (Continued from Regular hearing on July 11, 2019)

SPEAKERS: Same as item 12a.
 ACTION: Approved with Conditions with the necessary corrections
 AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 MOTION: [20494](#)

- 12c. [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 1,197,280 GSF of space, including 775,000 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.
 (Continued from Regular hearing on July 11, 2019)

SPEAKERS: Same as item 12a.
 ACTION: ZA Closed the PH and indicated an intent to Grant

- 13a. [2014.1573CUA](#) (C. MAY: (415) 575-9087)
2050 VAN NESS AVENUE & 1675 PACIFIC AVENUE – southeast corner of Van Ness and Pacific Avenues; Lot 008 in Assessor's Block 0595 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 243, 253 (building height over 50 feet) and 303 for the construction of a seven-story, 70-ft tall, 49,268 square-foot building containing 63 dwelling units above 776 square feet of commercial uses, 24 below-grade off-street parking spaces and 64 bicycle spaces within a RC-4 (Residential-Commercial, High-Density) Zoning District, 80-D Height and Bulk District and a Van Ness Special Use 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: = Chris May – Staff report
 + Dan Frattin – Project presentation
 + Ian Birchall – Design presentation
 - Speaker – Opposition
 + Marlayne Morgan – Nested bedrooms, parking
 ACTION: Approved with Conditions as amended prohibiting corporate housing.
 AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 MOTION: [20495](#)

- 13b. [2014.1573VAR](#) (C. MAY: (415) 575-9087)
2050 VAN NESS AVENUE & 1675 PACIFIC AVENUE – southeast corner of Van Ness and Pacific Avenues; Lot 008 in Assessor’s Block 0595 (District 3) – **Variance** request pursuant to Planning Code Sections 135 (usable open space), 136 (obstructions over streets), 140 (dwelling unit exposure) and 145 (active street frontage) for the construction of a seven-story, 70-ft tall, 49,268 square-foot building containing 63 dwelling units above 776 square feet of commercial uses, 24 below-grade off-street parking spaces and 64 bicycle spaces within a RC-4 (Residential-Commercial, High-Density) Zoning District, 80-D Height and Bulk District and a Van Ness Special Use District.

SPEAKERS: Same as item 13a.
 ACTION: ZA Closed the PH and indicated an intent to Grant

14. [2017-013537CUA](#) (R. SUCRE: (415) 575-9108)
233 SAN CARLOS STREET – between 19th and 20th Streets; Lot 032 of Assessor’s Block 3596 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.4, 303 and 317, to demolish an existing single-family residence (measuring 1,302 square feet) and construct a new four-story, two-unit residence (measuring 3,689 square feet) with two off-street parking spaces. The subject property is located in a RTO-M (Residential Transit Oriented-Mission) Zoning District and 45-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 February 21, 2019, after hearing and closing public comment, continued to March 21, 2019 by a vote of +7 -0.

On April 25, 2019, without hearing, continued to May 9, 2019 by a vote of +6 -0.

On May 9, 2019, without hearing, continued to June 27, 2019 by a vote of +5 -0 (Johnson, Richards absent).

On June 27, 2019, without hearing, continued to July 25, 2019 by a vote of +5 -0 (Johnson, Melgar absent).

SPEAKERS: = Rich Sucre – Staff report
 + Serena Calhoun – Project presentation
 ACTION: Approved with Conditions
 AYES: Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis, Richards
 MOTION: [20496](#)

15. [2018-013122CUA](#) (E. SAMONSKY: (415) 575-9112)
2966 24TH STREET – located on the north side of 24th Street between Alabama and Harrison Streets; Lot 017 in Assessor’s Block 4206 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to convert unauthorized Group Housing to Retail Sales and Service use at a 2,600 square- foot, single -story commercial building. The subject property is located within the 24th Mission NCT (Neighborhood Commercial Transit) 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: = Ella Samonsky – Staff report
+ Bill Selma – Project presentation
+ Eric Arguello – Support
- ACTION: Approved with Conditions
AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
ABSENT: Hillis
MOTION: [20497](#)
16. [2019-004451CUA](#) (M. CHRISTENSEN: (415) 575-8742)
2075 MISSION STREET – on a through lot between Mission and Capp Streets; Lot 048 in Assessor’s Block 3570 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 754 for the establishment a Cannabis Retail Use measuring 3,590 square feet at the ground and mezzanine levels of an existing three-story commercial building. The proposal will involve interior tenant improvements with no expansion of the existing tenant space or building envelope. The project includes a request for authorization of on-site consumption, including smoking and vaporizing cannabis products. The site is located within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, a Mission Alcoholic Beverage Special Use District, and 40-X and 80-B 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: = Michael Christensen – Staff report
ACTION: After hearing and closed PC; Continued to October 17, 2019
AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
ABSENT: Hillis
17. [2018-010465CUA](#) (M. DITO: (415) 575-9164)
349 3RD AVENUE – located on the west side of 3rd Avenue between Clement Street and Geary Boulevard; Lot 007 in Assessor’s Block 1435 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish a two-story over basement single-family dwelling and construct a four-story four-family dwelling. The subject property is located within a RM-1 (Residential, Mixed – Low Density) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Matt Dito – Staff report
 + Jeremy Schaub – Project presentation
 + Jessica Chan – Project presentation
 ACTION: Approved with Conditions
 AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 MOTION: [20498](#)

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

18. [2018-009355DRP](#) (C. MAY: (415) 575-9087)
63 LAUSSAT STREET – south side of Laussat Street between Webster and Buchanan Streets; Lot 069 in Assessor’s Block 0858 (District 5) – Request for **Discretionary Review** of Building Permit Application No. 2018.0611.1543 for construction of a new three-story, single-family dwelling on the recently-subdivided vacant lot fronting Laussat Street 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: Take Discretionary Review and Approve as Revised

SPEAKERS: = Elizabeth Gordon-Jonckheer – Staff report
 - Mara Moody – DR presentation
 + Justin Zucker – Project presentation
 + Leslie Arnold – Design presentation
 + Barry Druschel – Support
 + Speaker – Support
 + Marin Tchakarov – Rebuttal
 ACTION: Took DR and Approved as revised and noting on the plans the area of the roof to be unoccupied.
 AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 DRA: [0656](#)

19. [2017-000987DRP-02](#) (D. WINSLOW: (415) 575-9159)
25 17TH AVENUE – west side of 17th Avenue near Lake Street; Lot 025 in Assessor’s Block 1341 (District 2) – Requests for **Discretionary Review** of Building Permit Application No. 2017.07.07.1206 for demolition of a three-story bay window and construction of a front and rear horizontal addition to an existing four-story, single family residence 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: Take Discretionary Review and Approve with Modifications

SPEAKERS: = David Winslow – Staff report
 - Jerry Dratler – DR presentation No. 1
 - Alan Greivetz – DR presentation No. 2
 - Trent Hu – Opposition
 - Daniel Normeyer – Opposition
 - Speaker – Opposition
 - Speaker – Opposition
 - Stephanie Peek – Opposition
 - Josiah Clark – Opposition
 - Lynn Sondag – Opposition
 - Addy Slevlin – Opposition
 - Ozzie Rohm – Opposition
 - John Kevlin – Project presentation
 + Scott – Support
 + Eric Lin – Support
 + Jeffrey Stevenson – Support
 + Kevin Martin – Support
 + Frank Rosenberg – Support

ACTION: Took DR and Approved as revised reverting the property to its previous condition

AYES: Johnson, Koppel, Melgar, Moore, Richards
 NAYS: Fung
 ABSENT: Hillis
 DRA: [0657](#)

20. [2017-000987DRP-04](#) (D. WINSLOW: (415) 575-9159)
27 17TH AVENUE – west side of 17th Avenue near Lake Street; Lot 026 in Assessor’s Block 1341 (District 2) – Requests for **Discretionary Review** of Building Permit Application No. 2018.06.25.2842 for the demolition of a garage and construction of a new four-story, single family residence 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: Take Discretionary Review and Approve with Modifications

SPEAKERS: Same as item 19.
 ACTION: Took DR and Approved as revised reverting the property to its previous condition

AYES: Johnson, Koppel, Melgar, Moore, Richards
 NAYS: Fung
 ABSENT: Hillis
 DRA: [0658](#)

ADJOURNMENT 7:39 PM
 ADOPTED AUGUST 22, 2019