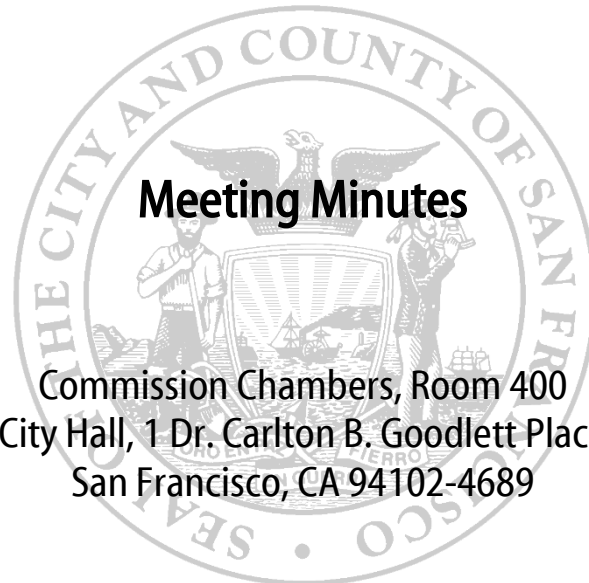


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, September 5, 2019
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT KOPPEL AT 1:09 PM

STAFF IN ATTENDANCE: Jon Francis, David Winslow, Nick Foster, Kei Zushi, 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. 2017-008431DRP (K. PHUNG: (415) 558-6373)
2220 TURK BOULEVARD – near the corner of Nido Avenue; Lot 032 in Assessor's Block 1112 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2017.0612.9029 for the addition of three Accessory Dwelling Units within the existing building within a RH-2 (Residential House, Two Family) Zoning District and 30-X Height and Bulk District. The project originally proposed five ADUs, two of which did not require a Variance. The Zoning Administrator held public hearings on December 6, 2017 and on January 17, 2018 for a Variance request to the exposure requirements for three proposed

ADUs facing onto the rear. On May 23, 2018, a Variance Decision Letter granted a Variance for one of the proposed ADUs facing onto the rear yard and denied the request for the other two (Case No. 2017-008431VAR). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Proposed for Indefinite Continuance)

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

2. [2017-008412DRP](#) (K. PHUNG: (415) 558-6373)
2230 TURK BOULEVARD – at the corner of Nido Avenue; Lot 033 in Assessor’s Block 1112 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2017.0530.7844 for the addition of three Accessory Dwelling Units within the existing building within a RH-2 (Residential House, Two Family) Zoning District and 30-X Height and Bulk District. The project originally proposed five ADUs, two of which did not require a Variance. The Zoning Administrator held public hearings on December 6, 2017 and on January 17, 2018 for a Variance request to the exposure requirements for two proposed ADUs facing onto the rear, and to the rear yard requirements for one proposed ADU. On June 1, 2018, a Revised Variance Decision Letter granted a Variance for one proposed ADU for infill in the rear yard and denied the Variance to exposure for two proposed ADUs facing onto the rear yard (Case No. 2017-008412VAR). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Proposed for Indefinite Continuance)

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

- 8a. [2018-013006DRP](#) (D. WINSLOW: (415) 575-9159)
550 10TH AVENUE – near Balboa Street; Lot 035 in Assessor’s Block 1552 (District 1) – Request for **Discretionary Review** of Building Permit Application No. 2019.0710.5558 for demolition and replacement of a legal non-conforming 2 car garage under an expanded deck in the required rear yard. Planning Code Section 134 requires the subject property to maintain a rear yard of approximately 30 feet. The proposed work would replace and relocate an existing rear garage entirely within the rear yard with one that encroaches 5’ into the rear yard below an existing stair and deck which would be expanded by approximately 5’ within a RH-1(D) (Residential-House, One Family-Detached) 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: None
 ACTION: Withdrawn

- 8b. [2018-013006VAR](#) (D. WINSLOW: (415) 575-9159)
 550 10TH AVENUE – near Balboa Street; Lot 035 in Assessor’s Block 1552 (District 1) – Request for **Variance** from the Zoning Administrator to demolish and replace a 2-car garage under an expanded deck and stair within the required rear yard. Planning Code Section 134 requires the subject property to maintain a rear yard of approximately 30 feet. The proposed garage would replace and relocate an existing rear garage and would lessen the encroachment within the required rear yard. The proposed garage would be relocated below an existing stair and deck, which would be extended approximately 5 feet into the required rear yard and result in a rear yard of approximately 30 feet. Therefore, a variance is required.

SPEAKERS: None
 ACTION: Acting ZA Continued to September 25, 2019

B. COMMISSION MATTERS

3. Consideration of Adoption:
- [Draft Minutes for August 22, 2019 – Closed Session](#)
 - [Draft Minutes for August 22, 2019 – Regular](#)

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

4. Commission Comments/Questions

None

C. DEPARTMENT MATTERS

5. Director’s Announcements

John Rahaim, Planning Director:

Good afternoon commissioners. I understand we’ve all heard the news and you've heard my news. So, I will just reiterate and let you know that I have indeed, the rumors are true, I have indeed decided to retire from my position in a few months. I will be here until the end of February. And I just wanted to say, first, to everyone and members of the public involved in these hearings and to the commissioners, thank you so much for all of your support over the years. There will be plenty of time for discussion, for further iteration, but I do want to invite the commissioners, and I know staff would appreciate this too, to have conversations over the next six months about the direction of the Department - how we are doing, what we should be doing differently? And I know staff will appreciate that as would I and it would be great to hear how you think about how we're doing, and what should change in the future. So, I will simply say, as I've said in the media, it has been my great honor to be in this position, and I look forward to the next six months and wrapping this up. And also seeing how the Department and the City move forward in the future. My sincere thanks to all of you.

Vice President Koppel:

Thank you. On behalf of the commission, Director Rahaim, in my brief three years on the Commission, I've just experienced nothing but good guidance, and direction from you at all times, and I am very jealous of you. I'm already counting my days to retirement. I have a way to go but I am already counting them, so I am jealous, but well-deserved. And I think, one simple thing as an example, is this skyline is very representative of what you have done for the City, and all types of industries and community groups. So, I wanted to say thank you. I will give the microphone to other commissioners just in a second. I wanted to let the members of the public, and the staff know, that we are going to have an actual hearing calendared for the September 19th, where members of the public, and also members of the staff will be able to chime in and put their two cents in as to what they would like to see, in the new director. President Melgar will be taking things from here on out. She will be here later. As far as we are concerned, as of now, there will be a hearing on the 19th with public comment available.

Commissioner Moore:

Director Rahaim, I hope that you will roll up your sleeves for the next six months and give you everything you can. You have made great contributions, and it has been a wonderful time. And for me, it is particularly sad, because I was on the committee that I commended you to our mayor at that time. So, it sounds like forever, and it sounds like a day. But I will not say goodbye, because I think we will be engaged in a lot of productive work between now and then.

Commissioner Johnson:

I just want to add my deep thanks to you for your leadership, for your guidance, for your collaborative nature, and really just handling so much of what we, the day in and the day out of what we do with grace. I just have learned so much from you, and continue to be inspired by you, and look forward to what we accomplish over the next six months. And also, just congratulations for everything that is ahead. I'm really happy for you.

Commissioner Fung:

I don't know why you are retiring, you are younger than I am. Congratulations and we hope you enjoy your next life.

Commissioner Richards:

So, I think I was quoted once in some press somewhere saying you are the right man for the right time for this city. I think you are going to be missed, you have ushered in an incredible amount of change with grace and integrity. And I was really impressed when you rolled up your sleeves to get the Mission Action Plan 2020 going. You took the lead on that, that just really shows the kind of person you are and how much you care about the city. And by the way, my husband was sitting there this morning, reading about your retirement, and he said to me, "What is wrong with you? You have three more years to go and here the Director beat you to Palm Springs".

Jonas P. Ionin, Commission Secretary:

Seeing nothing further, I will simply just say congratulations, John.

6. 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. The Board is back in session. For the first hearing, they finished up some old business, passing on second read, the Mayor's Small Business Streamlining Ordinance, and Supervisor Mandelman's Building Standard Ordinance. One ordinance that was supposed to be up for second read but was re-referred back to the Land Use Committee was the conditional use authorization requirement for employee cafeterias. Getting their first read was the Chinatown Mixed-Use District Reorganization as part of the code reorganization project. And the Hearst Building Ordinance, also passed its first read. The appeal for 655 4th Street was withdrawn.

For introduction, Supervisor Mandelman introduced interim controls that would require conditional use authorization for the Conversion of Residential Care Facilities. As these are interim controls, they will not come to the Planning Commission for your review and comment. However, any permanent controls will and that concludes my report. Thank you.

D. GENERAL PUBLIC COMMENT

SPEAKERS: None

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.

- 7a. [2015-010192CWP](#) (J. FRANCIS: (415) 575-9147)
POTRERO POWER STATION – the area generally bounded by Illinois Street on the west, 23rd Street on the south San Francisco Bay on the East, and 22nd Street on the north, Assessor's Block and Lots: 4175/002; 4175/017; 4175/018; 4232/001; 4232/006; and non-assessed Port and City/County of San Francisco properties (District 10). This is an **Informational Presentation** on the proposed Potrero Power Station Mixed-Use Development Project, located in the Central Waterfront at the site of the former power station decommissioned in 2011 by then-owner Mirant Potrero LLC. Associate Capital/California Barrel Company, the project sponsor, seeks to redevelop the approximately 29-acre site for a multi-phased, mixed-use development, including new waterfront open space. The proposed project would rezone the site, establish land use controls and design standards, and provide for development of approximately 2,601 dwelling units, approximately 1,500,000 gross square feet (gsf) of office / life science/laboratory use, 241,574 gsf (250 rooms) of hotel use, 50,000 gsf of community facilities use, 35,000 gsf of production, distribution, and repair use, 25,000 gsf of entertainment/assembly use, 99,464 gsf of retail use, 6.9 acres of publicly accessible open space, 1,862 bicycle parking spaces, and 2,686 parking spaces. Overall, the proposed project would construct up to approximately 5.3 million gsf of development. The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 240 feet. The project would require amendments to the

General Plan and Planning Code, creating a new Potrero Power Station Special Use District. This presentation will provide an update on the project, including the proposed package of public benefits.

Preliminary Recommendation: None – Informational

SPEAKERS: = John Francis – Staff presentation
 + Jon Lau – Potrero Power Station
 + Speaker – Project presentation
 + Susan Eslick – Community outreach
 + Peter Linenthal – Support
 + J.R. Eppler – Community benefits
 + Allison Heath – Community benefits
 + Keith Goldstein – Support
 + John Warner – Support
 + Darren Kline – Support
 + Speaker – Support
 + Martha Ryan – Support
 + Laura Foote – Support
 + Vincent Corbett – Support

ACTION: None – Informational

- 7b. [2017-011878GPA](#) (J. FRANCIS: (415) 575-9147)
POTRERO POWER STATION – the area generally bounded by Illinois Street on the west, 23rd Street on the south San Francisco Bay on the East, and 22nd Street on the north, Assessor's Block and Lots: 4175/002; 4175/017; 4175/018; 4232/001; 4232/006; and non-assessed Port and City/County of San Francisco properties (District 10). This is a hearing to consider **Initiation of General Plan Amendments** related to the proposed Potrero Power Station Mixed-Use Development Project, located in the Central Waterfront at the site of the former power station decommissioned in 2011 by then-owner Mirant Potrero LLC. Associate Capital/California Barrel Company, the project sponsor, seeks to redevelop the approximately 29-acre site for a multi-phased, mixed-use development, including new waterfront open space. The proposed project would rezone the site, establish land use controls and design standards, and provide for development of approximately 2,601 dwelling units, approximately 1,500,000 gross square feet (gsf) of office / life science/laboratory use, 241,574 gsf (250 rooms) of hotel use, 50,000 gsf of community facilities use, 35,000 gsf of production, distribution, and repair use, 25,000 gsf of entertainment/assembly use, 99,464 gsf of retail use, 6.9 acres of publicly accessible open space, 1,862 bicycle parking spaces, and 2,686 parking spaces. Overall, the proposed project would construct up to approximately 5.3 million gsf of uses. The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 240 feet. The project would require amendments to the General Plan, including the Central Waterfront Area Plan, the Land Use Index, and the Commerce & Industry, Urban Design, Recreation & Open Space, and Transportation Elements.
Preliminary Recommendation: Initiate and schedule a public hearing on or after October 3, 2019

SPEAKERS: Same as item 7a.
 ACTION: Initiated and Scheduled a hearing on or after October 10, 2019
 AYES: Fung, Hillis, Johnson, Koppel, Moore, Richards

ABSENT: Melgar
RESOLUTION: [20511](#)

F. DISCRETIONARY REVIEW CALENDAR

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

9. [2018-013317DRP](#) (D. WINSLOW: (415) 575-9159)
333 CAMINO DEL MAR – near 27th Avenue; Lot 044 in Assessor’s Block 1332 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2018.0927.1583 for construction of a 620 s.f. 4th- story vertical rear addition to an existing single-family dwelling 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

SPEAKERS: = David Winslow – Staff report
- Dennis Shanagher – DR presentation
- David Field – DR presentation
- Peter Temple – Settlement agreement
+ Michelle Carter – Project presentation
+ Peter Carter – Project presentation
+ Tom Tunny – Project presentation
+ Lee Bishop – Support
- Frank De Rosa – Rebuttal

ACTION: Did NOT Take DR and Approved
AYES: Fung, Johnson, Koppel, Moore, Richards
ABSENT: Hillis, Melgar
DRA: [0660](#)

10. [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 4th-story vertical addition to an existing 3-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 Discretionary Review and Approve with Modifications
(Continued from Regular hearing on July 18, 2019)

SPEAKERS: = David Winslow – Staff report
- Peter Gallagher – DR presentation
- Steve Giovannini – DR presentation
+ Jim Zack – Project presentation
+ Ridge Sampson – Rebuttal

ACTION: Took DR and Disapproved the BPA
 AYES: Fung, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 DRA: [0661](#)

G. 3:00 P.M.

Items listed here may not be considered prior to the time indicated above. It is provided as a courtesy to limit unnecessary wait times. Generally, the Commission adheres to the order of the Agenda. Therefore, the following item(s) will be considered at or after the time indicated.

11. [2015-014028ENV](#) (K. ZUSHI: (415) 575-9038)
3333 CALIFORNIA STREET (AKA 3333 CALIFORNIA STREET MIXED-USE PROJECT) – south side of California Street, west side of Presidio Avenue, north side of Masonic and Euclid Avenues, and east side of Laurel Street, Lot 003 in Assessor’s Block 1032 (District 2) – Certification of the **Final Environmental Impact Report**. The EIR evaluated four scenarios including a base project and variant and a revised base project and revised variant. The proposed project includes converting the existing office building into two residential buildings with up to three stories added, constructing 13 additional buildings onsite, ranging from 4-story duplex townhouses to 6-story apartment buildings, creating a total of 744 dwelling units (including 185 on site affordable senior dwelling units and 1 manager’s unit), 34,496 square feet of non-residential uses along California Street, below-grade parking garages with 857 parking spaces, and a 14,665 gross square-foot child care facility. The project site is located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

Please Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on January 8, 2019. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify

SPEAKERS: = Nick Foster – Staff report
 = Kei Zushi – Staff report
 + Leigh Lutenski – OEWD presentation
 + Dan Saphir – Project presentation
 + Emily Gosack – Design presentation
 - Kathy Devincenzi – Secretary of Interior Standards
 + Speaker – Disproportionate percent of income toward housing
 + Marcy Glazer – Support
 + Charles Ferguson – Support
 - Speaker – Construction
 - Kelly Roberson – Community alternative
 - Speaker – Community alternatives
 - Judy Doane – 30-day extension
 - Anne Harvey – Community alternative
 + Laura Foote – Maximize housing, community plan
 + Sarah Brett-Schwartz – Support
 + Madeline Hill – Support
 - Nancy Goldenberg – Community alternative
 + Speaker – Love story

- + Molly Alarcon – Support
- Patricia Vaughey – Opposition
- Speaker – Opposition
- Paul Wiles – Opposition
- + Lee Bishop – Housing problem
- + Mark Bernstein – Balance competing interest
- + Sumara Cisneros – Housing crisis, family friendly
- + Ron Miguel – Support
- Peter Wong – Homelessness, cost of living, loss of public resources
- + Gabe Citron – Support
- + Speaker – Support
- + Stewart Aranoff – Support
- + Greg Scott – Support
- + Carla Hassegen – Support
- + Will Hollerin – Support
- Michelle Ewald – Community plan
- = David Goldman – Flexible retail, construction
- Barbara Corsin – 30-day extension
- Christina Ortega-Norris – Community alternative
- Barbara Brenner – Community alternative
- Don Gillson – Community alternative
- + Gabrielle Hagne – Support
- Wendy Stoval – Livability
- + Michael Chen – Support
- + Jane Natoli – Support
- Adam McDunough – Community alternative
- + Caroline Bosch – Support
- + Lynne Segway – Support
- + Jake Shimano – Support
- + Bob Atkinson – Support
- = Kathy Peck – 30-day continuance
- Eileen Boken – Community alternative
- Speaker – Community alternative
- = Larry Mathews – Residential only
- Herbert Weiner – 30-day extension
- + Sheila – NIMBYism
- + Melanie Stein – Support
- + Maryanne Massemberg – Support, except parking
- + Leonard Desoko – Union support
- + Javier Flores – Union support
- + Bill Hudson – Support
- + Barbara Gualco – Mercy Housing response to questions

ACTION: Certified

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

RESOLUTION: [20512](#)

- 12a. [2015-014028ENV](#) (N. FOSTER: (415) 575-9167)
3333 CALIFORNIA STREET (AKA 3333 CALIFORNIA STREET MIXED-USE PROJECT) – south
 side of California Street, west side of Presidio Avenue, north side of Masonic and Euclid

Avenues, and east side of Laurel Street, Lot 003 in Assessor's Block 1032 (District 2) – Request for **Adoption of Findings and Statement of Overriding Considerations** under the California Environmental Quality Act (CEQA). The proposed project ("Project") includes converting an existing office building into two residential buildings with up to three stories added to each, constructing 13 additional new buildings, ranging from 4-story duplex townhouses to 6-story apartment buildings, creating a total of 744 dwelling units (including 185 on site affordable senior dwelling units), 34,496 square feet of non-residential uses along California Street, below-grade parking garages with space for 857 parking spaces, a 14,665 gross square-foot child care facility, 41,288 square feet of private open space, and 127,126 square feet of privately owned, publicly accessible open space that will include public pathways through the site and an existing open space at Euclid Avenue. The project site is currently located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt Findings and Statement of Overriding Considerations

SPEAKERS: Same as item 11.

ACTION: Adopted Findings and Statement of Overriding Considerations

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

NAYS: Richards

MOTION: [20513](#)

- 12b. [2015-014028PCAMAP](#) (N. FOSTER: (415) 575-9167)
[3333 CALIFORNIA STREET \(AKA 3333 CALIFORNIA STREET MIXED-USE PROJECT\)](#) – south side of California Street, west side of Presidio Avenue, north side of Masonic and Euclid Avenues, and east side of Laurel Street, Lot 003 in Assessor's Block 1032 (District 2) – Request for **Planning Code and Zoning Map Amendments**. Ordinance introduced by Supervisor Catherine Stefani to amend the Planning Code to add Section 249.86 to create the 3333 California Street Special Use District (SUD). The purpose of the SUD is to facilitate the development of a mixed-use project in a transit-rich location with residential, non-residential, child care, open space, and related uses, and to give effect to the Development Agreement for the 3333 California Street Mixed-Use Project. The Ordinance would specify development controls that apply to the SUD, allowing additional (non-residential) permitted uses along California Street; specifying parking for childcare use, affordable housing, and open space requirements; specifying director determination and discretionary review controls; and extinguishing City Planning Commission Resolution 4109. The Ordinance would also amend Zoning Maps SU03 and HT03, reclassifying the height and bulk designation of the site from 40-X to 40-X, 45-X, 67-X, 80-X, and 92-X. The proposed amendments will be before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

Preliminary Recommendation: Approve

SPEAKERS: Same as item 11.

ACTION: Approved

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

RESOLUTION: [20514](#)

- 12c. [2015-014028DVA](#) (N. FOSTER: (415) 575-9167)
[3333 CALIFORNIA STREET \(AKA 3333 CALIFORNIA STREET MIXED-USE PROJECT\)](#) – south side of California Street, west side of Presidio Avenue, north side of Masonic and Euclid

Avenues, and east side of Laurel Street, Lot 003 in Assessor's Block 1032 (District 2) – Request for Approval of a **Development Agreement** between the City and County of San Francisco and Laurel Heights Partners, LLC, for the development of the 3333 California Street Mixed-Use Project, with various public benefits, including 25% affordable housing, a child care center comprised of approximately 14,690 square feet, and approximately 4.47 acres of open space; approving certain development impact fees for the Project and waiving certain Planning Code fees and requirements; and confirming compliance with or waiving certain provisions of Administrative Code, Chapter 56, and ratifying certain actions taken in connection therewith. Pursuant to San Francisco Administrative Code Section 56.4(c), the Director of Planning has received and accepted a complete application for the amendment of the above-mentioned development agreement which is available for review by the public at the Planning Department in Planning Department Case File No. 2015-014028DVA.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 11.
 ACTION: Adopted a Recommendation for Approval
 AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 RESOLUTION: [20515](#)

- 12d. [2015-014028CUA](#) (N. FOSTER: (415) 575-9167)
3333 CALIFORNIA STREET (AKA 3333 CALIFORNIA STREET MIXED-USE PROJECT) – south side of California Street, west side of Presidio Avenue, north side of Masonic and Euclid Avenues, and east side of Laurel Street, Lot 003 in Assessor's Block 1032 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 253, 303, and 304 to allow structures to exceed 40 feet in a RM Zoning District; for a change of use for an existing child care facility (to be replaced at a different location on the project site); and to allow a Planned Unit Development (PUD) with the requested modifications from the requirements of the Planning Code. The proposed project includes converting an existing office building into two residential buildings with up to three stories added to each, constructing 13 additional new buildings, ranging from 4-story duplex townhouses to 6-story apartment buildings, creating a total of 744 dwelling units (including 185 on site affordable senior dwelling units and 1 manager's unit), 34,496 square feet of non-residential uses along California Street, below-grade parking garages with space for 857 parking spaces, a 14,665 gross square-foot child care facility, 41,270 square feet of private- and common-open space, and 125,226 square feet of privately-owned, publicly-accessible open space that will include public pathways through the site and an existing open space at Euclid Avenue. The project site is currently located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 11.
 ACTION: Approved with Conditions as amended by Staff
 AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: [20516](#)

ADJOURNMENT 7:17 PM
 ADOPTED SEPTEMBER 19, 2019