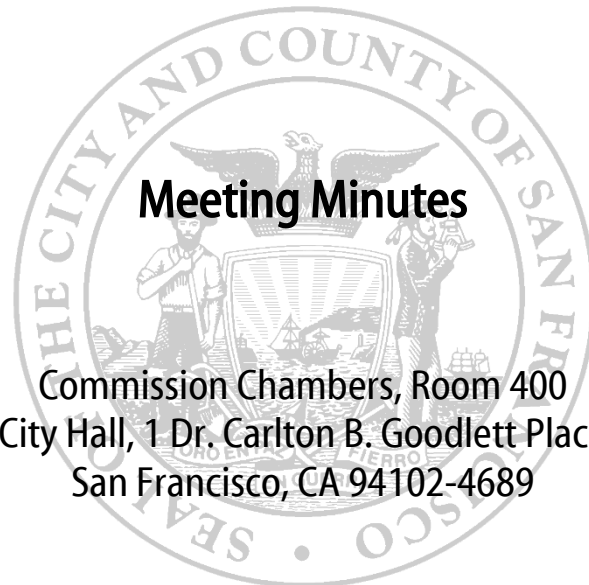


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, September 19, 2019
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 1:12 PM

STAFF IN ATTENDANCE: Aaron Starr, Mat Snyder, Diego Sanchez, Joshua Switzky, Jeanie Poling, Andrew Perry, Michael Christensen, Nicholas Foster, Sharon Young, Nancy Tran, Delvin Washington, Christy Alexander, Bridget Hicks, David Winslow, Rich Sucre, Corey Teague – Zoning Administrator, Dan Sider, 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. 2018-002060CUA (J. HORN: (415) 575-6925)
258 NOE STREET – west side of Noe Street between Beaver and 16th Streets; Lot 009 of Assessor's Block 3561 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 764 to establish a cannabis retail use (dba "The Flore Store") in an existing 798.5 square foot ground floor retail space within an Upper

Market Neighborhood Commercial Transit (NCT) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Proposed Continuance to October 24, 2019)

SPEAKERS: Terrence Allen – Request for continuance
 ACTION: Continued to October 10, 2019
 AYES: Fung, Koppel, Melgar, Moore
 ABSENT: Johnson
 RECUSED: Richards

- 19a. [2017-002545ENV](#) (J. POLING: (415) 575-9072)
2417 GREEN STREET –2,500-square-foot project site on the south side of Green Street between Pierce Street and Scott Street; Lot 028 of Assessor’s Block 0560 – **Appeal of Preliminary Negative Declaration** for the proposed expansion of an existing single-family home. The project would lower building floor plates by approximately two feet, construct one- and three-story horizontal rear additions, and construct third and fourth floor vertical additions above a portion of the existing building. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet. A one-bedroom accessory dwelling unit measuring approximately 1,023 square feet would be added on the first floor. The project also proposes a partial excavation of the rear yard for a sunken terrace, façade alterations, interior modifications, and expansion of the existing basement level garage to accommodate one additional vehicle, for a total of two vehicle parking spaces. The project site is located in a RH-1 (Residential-House, One Family) Use District and 40-X Height and Bulk District.
Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration

SPEAKERS: None
 ACTION: Continued to November 14, 2019
 AYES: Fung, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson

- 19b. [2017-002545DRP-03](#) (C. MAY: (415) 575-9087)
2417 GREEN STREET – south side of Green Street, between Pierce and Scott Streets; Lot 028 in Assessor’s Block 0560 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2017.04.28.5244 proposing to construct one- and three-story horizontal rear additions, construct 3rd and 4th floor vertical additions, and lower all floor plates in the existing single-family dwelling by approximately two feet. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet and would include a one-bedroom accessory dwelling unit measuring approximately 1,023 square feet on the first floor. The project also proposes the partial excavation of the rear yard for a sunken terrace, façade alterations, and interior modifications including the expansion of the existing basement level garage to accommodate another vehicle within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Take Discretionary Review and Approve as Revised
 (Continued from Regular hearing on July 11, 2019)

SPEAKERS: Same as item 19a.
 ACTION: Continued to November 14, 2019
 AYES: Fung, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson

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. [2019-007313CND](#) (A. WESTHOFF: (415) 575-9120)
31-37 CAMP STREET – south side of Camp Street between Guerrero and Albion Streets; Lot 049 in Assessor’s Block 3568 (District 8) – Request for a **Condominium Conversion Subdivision** to convert a three-story, six-unit building into residential condominiums within 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

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fung, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 MOTION: [20520](#)

3. [2018-013320DRP](#) (D. WINSLOW: (415) 575-9159)
1520 DIAMOND STREET – between Duncan and 28th Streets; Lot 036 in Assessor’s Block 6605 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2018.0927.1596, proposing construction of a 3rd-story vertical addition and horizontal rear addition and façade alterations to an existing one-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: Take Discretionary Review and Approve as Modified

SPEAKERS: None
 ACTION: Took DR and Approved with Modifications
 AYES: Fung, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 DRA: [0665](#)

C. COMMISSION MATTERS

4. Consideration of Adoption:
- [Draft Minutes for September 5, 2019](#)

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

5. Commission Comments/Questions

President Melgar:

So, I will just take a minute to thank commissioner -- former Commissioner Rich Hillis for his time and his service. As president last year, I think he did an outstanding job at bringing us all together and setting a very clear policy priorities and I really appreciate that about him. I also very much appreciated his keen intellect and his outstanding sense of humor. I think I have worked with very few people who are as funny with a very dry and intelligent wit as Commissioner Hillis and I'm really grateful to have had this time on the Commission with him. So, thank you, Commissioner Hillis, for your many years on this Commission.

Commissioner Richards:

I'll do a mea culpa as well to Mr. Hillis and I -- I became friends with Commissioner Hillis. I think he's an incredible guy. Most of the time, we don't agree, some of the time we do. But we still are able to tell each other to go to hell and then go out and have a drink after the hearing and celebrate the fact that we have come to a decision as a commission.

Couple of other things. The legislative session has ended in Sacramento. I just received this morning, Los Angeles Today, thorough analysis of SB 330 and what it would do to all of the processes in Los Angeles. We just sat here with a continuance request from a Supervisor. I would like to understand, based on all the ways we approve projects here, including such things as 650 Divisadero which was continued fourteen times. How this law affects us, how this law affects public input and democracy? And how this law affects other things like Historic Preservation. Staff has already done a great job with the bigger piece of SB 330. They did an update on the smaller piece of SB 330 as amended. Now it's final and it's sitting on the governor's desk ready to sign, but we don't know what the actual impact is. And I would really hope that we do it exactly how our processes are followed, such that, what is included in a public meeting. A Prop K shadow hearing at the Rec and Park Department, is that included in a De novo hearing? Is an appeal included in the De novo hearing? We really need to understand this. I'm not sure exactly what this does. I'd like to form an opinion on it based on department's fact on what a typical project requires in order to get it passed. And also, the fact that determining -- they're turning up the Permit Streamlining Act and they're requiring historic resources to be identified within 30 days. I'm not sure we even have the headcount or staff to be able to implement these things. So, I would also like to understand what it's going to do to the Department in terms of what its impact is on headcount. Take a look at LA One, it's a pretty good exhaustive one and I really think that that plus the one we did, shouldn't be a big burden to us to do.

One other thing, it seems like we are maybe coming a bit to our senses and I have to say The Chronicle, I don't think has always been at its senses. This morning's editorial, I'm not sure if everybody read it. I know Commissioner Moore says everyone reads the paper, but sometimes people don't read the Chronicle editorials because they dismiss them out of hand. But President Trump was in San Francisco. He railed on the fact that we've got

homeless, we've got needles in the storm drains and yah di yah diya. Yet he's not offering solutions in terms of additional money. The Chronicle has been coming out against California's strict and environmental regulations combined with the serious doses from the editorial Nimbyism. They're major contributors to the housing crisis. This is their line, "but while there is overlap between our housing and homelessness crisis, they aren't necessarily the same thing." So, here's the punchline, "There are excellent reasons to increase housing development but doing so isn't going to solve the homelessness problem." You can't build a million-dollar condo and expect the person living on the streets to be able to afford it. They go on to say, "homeless people aren't in a position to compete for market rate housing." Bingo. Maybe there is actually some place in the middle where we actually can meet and it's not just the damn supply-demand problem as we've been being spoon-fed. Thank you.

Commissioner Moore:

I wanted to second and chime in on your thank you to Commissioner Hillis. He will be missed. I have to pick the subject which really struck me. He is the funniest person I've ever met, particularly in a public forum. He's the funniest. We always agree to disagree, and we were good friends, we were respected colleagues. And I think in his triangulating into often a different realm, also based on the significant amount of experience, he created just the tension in the commission discussions that I really appreciated. I'll miss him and I wish him the best of luck whatever his next step will be.

Commissioner Koppel:

I'm also going to make comments along the same lines. Hopefully it's not me but -- Commissioner Fong, now Director Rahaim, now Commissioner Hillis? I don't know if I have anything to do with that, but they're -- they usually sit next to me when they leave. But no, I wanted to send a personal thanks to Rich and everything he's done for the Commission, for the City. He's taught me a lot and his experience and his time through many departments through the city will be greatly missed. And hopefully we will get a good replacement for him.

Commissioner Fung:

Perhaps we should all have training as a comedian in Chicago. It may help things in our discussions. This is the second time now that Commissioner Hillis has resigned while on the Commission I've been involved with. And so, I wish him the best.

Commissioner Richards:

There is a pattern there.

President Melgar:

Okay, I will just end the comments by apologizing for not being here last week while you guys were talking about the Balboa Reservoir Project. It is something that I really care about but I just wanted to -- just bring to your attention, my bedtime reading this week is a book called "The Road to Resegregation," by Alex Schafran, who is a professor of Planning at UC Berkeley. He's got a lot of great ideas in this, brilliant and meticulously researched book about Planning in the Bay Area. But one of the things that he talks about is about how our fragmented Planning system has reinforced patterns of racial segregation in the Bay Area because we approve Transportation and Planning, you know, and office and things in different departments, different jurisdictions and certainly different

municipalities. And that has reinforced the patterns that we as a society have chosen to prioritize.

So, I was thinking about this as I was watching you last week, because we are, you know, adding housing, as we need to. We're adding affordable housing in the west side, like we need to do through density but yet the Transportation decisions are lagging woefully behind. And you know, I am hoping that Connect SF and some of the work that we're doing with Transportation actually helps us make progress in realizing some racial equity and density equity between the west and the east side of San Francisco. And so, I would highly recommend the book to everyone. It's a dense book, but also emotionally hard to read because we've all been part of this system. And then sometimes it's hard to say, you know, Aha! Yeah well, we made that decision, and that led to something else. But highly recommend it. Alex Schafran.

Commissioner Richards:

So, while we're on books, I think I mentioned this a couple of weeks ago. If you want to understand how we got where we are today, please take a look at Capital City: Gentrification and the rise of the Real Estate State. I recommend it. I read it from cover to cover in two hours. I have no financial interest in it. All I know is I bought a copy for each member of the commission. And maybe, and every time I walk into Dog Eared Books on Castro Street, they say 10 more copies? And I say yes. It's a great book.

President Melgar:

Thank you.

6. Planning Director Desired Qualifications

SPEAKERS: Georgia Schuttish – Planning Director
 Carolyn Kenady - Planning Director
 Stephanie Peek – Planning Director
 Sandra Dratler – Planning Director
 Jim Warshell – Planning Director
 Anastasia Yovanopoulos - Planning Director
 Jeremy Paul – Planning Director
 Mike Buhler – Planning Director
 Bruce Bowen – Planning Director
 Jerry Dratler – Planning Director
 Katherine Petrin – Planning Director
 Kathleen Courtney – Planning Director
 Peter Papadapolous – Planning Director
 Carlos Bocanegra – Planning Director
 Fernando Martis - Planning Director
 Marilyn Duran – Planning Director
 Jordan Davis – Planning Director
 Tes Welborn - Planning Director
 Kevin Ortiz – Planning Director
 Brandon Harami – Planning Director
 Larry Morgan – Planning Director

D. DEPARTMENT MATTERS

7. Director's Announcements

Dan Sider:

Commissioners, good afternoon. Dan Sider with staff sitting in today, at this hearing for director Rahaim. Just to very briefly talk about something that we touched on earlier in the hearing. A different change, that of Commissioner Hillis. Just want to acknowledge his service. Acknowledge his support for staff. His respect for the professional Planning product that we produce at the department and wish him luck. Thank you.

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

Aaron Starr:**Land Use Committee**

- 190450 Hearing - State of the Restaurant Industry. Sponsors: Fewer; Mandelman, Mar and Ronen. Staff: Starr. Item 2

This week, the Land Use Committee held a hearing on the state of the restaurant industry in San Francisco. The hearing was called by Supervisor Fewer, but Supervisors Mandelman, Mar and Ronen co-sponsored the hearing. Representatives from the Golden Gate Restaurant Association, OEWD, DBI, DPW, DPH, The Treasurer Office and Planning all gave presentations on what has been done to improve the restaurant permitting process and recommendations for further improvements. For Planning's part we talked about the 2011 Restaurant definitions rationalization ordinance, improved web-based tools, the CB3P program, the elimination of neighborhood notification for businesses in D11 and D4, and a dedicated liaison between Planning and OEWD. For possible further action, Planning suggested reviewing current CU requirements for Restaurants in NC Districts and removing notification in more neighborhoods to shorten the approval process.

Issues raised by restaurant businesses at the hearing included the long and costly permitting process, burdensome fees, homelessness and drug activity, street cleanliness, and perhaps most significant affordable housing for their workforce. The hearing concluded with the Supervisors dedicating themselves to continuing the conversation in order to look at ways to reduce the barriers for new restaurants and to find ways to help existing restaurants stay in business. The hearing was continued to the call of the chair.

Full Board

- 190812 Planning Code - Allowing Long-Term Parking of and Overnight Camping in Vehicles and Ancillary Uses at 2340 San Jose Avenue. Sponsors: Safai; Yee and Ronen. Staff: D. Sanchez. Passed First Read

Jonas P. Ionin, Commission Secretary:

The Board of Appeals did meet, but nothing to report from there. The Historic Preservation Commission did meet yesterday and there's nothing to report from there. With the exception that the mayor has submitted two names to replace Historic Preservation Commissioners. They were before the Rules Committee last week and were on the full

board's agenda this past Tuesday. However, those nominations were continued to next week.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – 1433 Diamond
 Carolyn Kenady – SB 330
 Sue Hestor – Academy of Arts
 I ask that **Commission officers** set 11/21 for Academy of Art University hearing.

That all hearing documents provided to PUBLIC **4 weeks in advance**.

That **staff recommendations** be available **3 weeks** before hearing. So public may review and can submit written comments.

Development Agreement not yet available. **Environmental addendum** not released. **Project description NOT final**.

There are now **43 AAU sites**. Several to be abandoned. DEIR had 40 sites.

There has been ZERO outreach to community by DEPARTMENT around AAU sites.

7/5/19 Institutional Master Plan **accepted** 7/25/19.

Not ONE opportunity for housing & tenant organizations to talk to Planning about HOW to protect housing, for AAU to BUILD HOUSING.

Not ONE opportunity to talk about AAU incursion on Van Ness – with AAU wandering buses.

IMP designed to be FIRST STEP. Instead used as LAST STEP. After private Department Discussions/negotiations with AAU. Hearing is FINAL approval.

Peter Papadapolous – SB 330
 Anastasia Yovanopoulos – SB 330

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.

9. [2019-003627PCA](#) (M. SNYDER: (415) 575-6891)
SOUTH OF MARKET PLANNING COMMUNITY ADVISORY COMMITTEE – **Planning and Administrative Code Amendments** related to the creation of the South of Market Planning Community Advisory Committee and changes to the Eastern Neighborhoods Citizen Advisory Committee and the South of Market Stabilization Fund Community Advisory Committee [Board File 181215]. Ordinance introduced by Supervisor Haney to create the South of Market Planning Community Advisory Committee to advise City officials and

agencies on implementation of the Central SoMa Plan, Western SoMa Area Plan, and the East SoMa Area Plan, to revise the membership and duties of the SoMa Community Stabilization Fund Community Advisory Committee, and the Eastern Neighborhoods Citizens Advisory Committee, making findings of consistency with the General Plan, and the eight priority policies of the Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve

SPEAKERS: = Mat Snyder – Staff report
 + Abigail Rivamonte Mesa, Aide to Sup. Haney – Proposed amendments
 + John Elberling – Central SOMA Plan
 + Alan Sampson – Support
 + Heather Phillips – Support
 + Misha Olivas – Support
 + Connie Ford – Support

ACTION: Approved

AYES: Fung, Koppel, Melgar, Moore, Richards

ABSENT: Johnson

RESOLUTION: [20521](#)

10. [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.

Preliminary Recommendation: Approve with Modifications

(Continued from Regular hearing on July 25, 2019)

SPEAKERS: = Diego Sanchez – Staff report
 + Sup. Haney – Proposed legislation
 + David Woo – Support
 + Lorraine Petty – Support
 + Calvin Welch – Support
 + Anastasia Yovanopoulos – Support
 + Cheryl Shanley – Support
 + Felicia Smith – Support
 + Lorenzo Listana – Support
 + Lauren Sinai – Support
 + Mary Jane Zambrano – Support
 + Amanda Wylock – Support
 + Susan Ciudad – Support
 + Curtis Bradford - Support
 + Jordan Davis – Support
 + Katherine Wolfe – Support
 + Teresa Dulalas – Support
 + Juvy Barbonio – Support
 + Gene Alejo – Support

+ PJ Eugenio – Support
 + Alyssa Daulat – Support
 + Alexa Drapiza – Support
 + Ramon Bonifacio – Support
 + Sam Liu – Support
 + Colleen – Support
 + Anakh Sul Rama – Support
 + Theresa Imperial – Support
 + Jack Stevens – Support
 + Maya Chukov – Support
 + Lourdes Figueroa – Support
 + Lian Ladia – Support
 + Corey Smith – Support
 + Nick Pasquariello – Support
 + Fernando Marti – Support
 + Peter Papadapolous - Support
 + Eric Arguello – Support
 + Speaker – Support
 + Speaker – Support
 + Speaker – Support
 + Connie Ford – Support
 + Peter Cohen – Support
 + Lee Hepner, Aide to Sup. Peskin – Support
 = John Kevlin – Nexus study
 + Courtney McDonald, Aide to Sup. Haney – Response to questions
 = Joshua Switzky – Response to questions

ACTION: Approved
 AYES: Fung, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 RESOLUTION: [20522](#)

11. [2017-003559ENV](#) (J. POLING: (415) 575-9072)
3700 CALIFORNIA STREET – the project site is the former CPMC California campus, comprising the full block bounded by California, Cherry, Maple, and Sacramento Streets, and portions of the adjacent blocks to the east and west, (Assessors Block 1015, Lots 001, 052, and 053; Block 1016, Lots 001–009; and Block 1017, Lots 027 and 028) – Public Hearing on the **Draft Environmental Impact Report**. The proposed project would demolish five of the six existing hospital buildings on the project site; renovate a portion of the Marshal Hale hospital building at 3698 California Street for residential use; retain and renovate an existing nine-unit residential building at 401 Cherry Street; and construct 31 new residential buildings. The proposed 273 dwelling units would include 14 single-family homes and 19 multi-family residential buildings on three blocks, with buildings ranging from three to seven stories (36 to 80 feet). A total of 416 vehicle parking spaces and 424 bicycle parking spaces would be provided. The project site is located in a RH-2 (Residential, House – Two Family) and RM-2 (Residential, Mixed – Moderate Density) Zoning Districts and 80-E and 40-X Height and Bulk Districts.

NOTE: Written comments will be accepted at the Planning Department until 5:00 p.m. on September 24, 2019.

Preliminary Recommendation: Review and Comment

(Continued from Regular hearing on July 11, 2019)

SPEAKERS: = Jeanie Poling – Staff report
 = Rose Hillson – Parking
 ↓of on-street parking high occupancy LOS D area→drivers queue/circle
 Maple driveway 1-2 vehicles/min. ↑250% & 214%
 38% ↑ traffic southside Parker, ↑Euclid bike conflict @Parker
 ↑probability pedestrian-vehicle conflicts: VisionZero failure
 Study 2 blocks Parker south→mitigation measures
 ↓Garage ceiling-stackers 2 ↓tallest parts Blocks B&C buildings ↓CA
 street-level impact
 French Laundry chemicals concern
 Greater garage depth ↑impact arcaeological/tribal resources: ↑ radius
 “Net” numbers use via reliance on CPMC hospital data not
 environmentally-friendly
 That prior CPMC EIR hospital stats would be used to analyze 3700 CA not
 clearly stated nor noticed prior.
 4 new low-pressure fire hydrants→safety
 61,800c yds soil/All-phase-workers=738, material=30,
 hauling=6,552→7,320 trips
 Need for Construction/Transportation Management Plan, Contractor
 Parking Plan, future DELIVERY routes
 Rooftop appurtenances NOT in shadow study
 -23% street trees-negative
 Explicitly list “150 Parker Avenue School” as “Sensitive Receptor” of DEIR
 Modeling Extent, & as in 3333 Calif EIR.
 ↓carshares from 7 to 2 ratio of 3333 Calif
 + Victor Hargett – Support
 + Leonard Basoco – Support
 = Marie Sullivan – Impact to environment and parking

ACTION: Received public comment

12. [2014.0926DNX](#) (A. PERRY: (415) 558-6350)
1270 MISSION STREET – north side of Mission Street and west side of Laskie Street; Lots
 020 and 021 in Assessor’s Block 3701 (District 6) – **Informational Presentation** regarding
 changes to the project approved pursuant to Planning Commission Motion No. 19768. The
 modified project includes 321 units, an increase of 22 units from the approved project, and
 would be required to provide on-site affordable units at a rate of 25 percent, for a total of
 80 affordable units.

Preliminary Recommendation: None – Informational

SPEAKERS: = Andrew Perry – Staff report
 ACTION: Reviewed and Commented

13. [2017-002136CUA](#) (M. CHRISTENSEN: (415) 575-8742)
340 TOWNSEND STREET – on a through lot between Townsend and Bluxome Streets,
 between 4th and 5th Streets; Lot 014B of Assessor’s Block 3786 (District 6) – Request for a
Conditional Use Authorization pursuant to Planning Code Sections 303 and 848 to convert
 an existing 183 parking space parking garage, currently used as accessory parking to the

office uses at the site, to a public parking garage. The site is within a CMUO (Central SoMa Mixed Use Office) Zoning District, Central SoMa Special Use District, and 130-CS Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Michael Christensen – Staff report
+ John Kevlin – Project presentation
ACTION: Approved with Conditions as amended to include a three-year update memo.
AYES: Fung, Koppel, Melgar, Moore
ABSENT: Johnson, Richards
MOTION: [20523](#)

- 15a. [2017-000263CUA](#) (S. YOUNG: (415) 558-6346)
20 - 22 CHURCH STREET – west side between Hermann Street and Duboce Avenue; Lot 009 in Assessor’s Block 0874 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 209.4 for Residential Density to add two new residential units to the existing two-story, two-unit residential building located on the front of the lot by constructing a one-story vertical addition and excavating a portion of the basement floor. The proposal will allow for an increase from 4 residential units to 6 residential units on the approximately 1,990 square foot lot. An existing two-story, two-unit residential building (a legal noncomplying structure) is located at the rear of the lot. The front and rear buildings are separated by an inner court yard area. The project site is located within a Residential Transit Oriented District (RTO) 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: = Sharon Young – Staff report
+ John Kevlin – Project presentation
+ Speaker – Response to questions
+ Reza Khoshnevisan – Response to questions
ACTION: Approved with Conditions as amended requiring a one-foot setback on the top floor.
AYES: Fung, Koppel, Melgar, Richards
ABSENT: Johnson, Moore
MOTION: [20524](#)

- 15b. [2017-000263VAR](#) (S. YOUNG: (415) 558-6346)
20 - 22 CHURCH STREET – west side between Hermann Street and Duboce Avenue; Lot 009 in Assessor’s Block 0874 (District 8) – Request for **Variance** from the Planning Code for the rear yard, open space, and dwelling unit exposure requirements pursuant to Planning Code Sections 134, 135, and 140. The project site is located within a Residential Transit Oriented District (RTO) and 40-X Height and Bulk District.

SPEAKERS: Same as item 15a.
ACTION: ZA Closed PC and took the matter under advisement.

- 14a. [2016-001794SHD](#) (N. FOSTER: (415) 575-9167)
 95 HAWTHORNE STREET – east side of Hawthorne Street between Folsom and Howard Streets; Lot 012 in Assessor’s Block 3735 (District 6) – Request for adoption of **Shadow Findings** that Project shadows would not adversely affect use of public open space at Guy Place Park, a park under the jurisdiction of or designated for acquisition by the Recreation and Park Commission (Planning Code Section 295). The Project proposes to demolish the existing five-story office building and construction of a new 42-story residential building reaching a height of 443’-9” tall (462’-3” including rooftop mechanical equipment) with approximately 3,500 square feet of ground-floor retail. The Project would contain a mix of 199 one-bedroom units, 144 two-bedroom units, and 49 three-bedroom units totaling 392 dwelling units, with just over 18 percent of the total units (55 dwelling units) provided as affordable (Below Market Rate). The Project would provide 107 off-street vehicle parking spaces, 4 car-share spaces, and 3 freight loading spaces within a below-grade garage in addition to 184 Class 1 and 24 Class 2 bicycle parking spaces. The Project is utilizing the Individually-Requested State Density Bonus Program to achieve a density bonus thereby maximizing residential density on the Site. The subject property is located within a C-3-O(SD) Zoning District and 320-I Height and Bulk District.

Preliminary Recommendation: Adopt Findings

(Continued from Regular hearing on June 27, 2019)

SPEAKERS: John Kevlin – Continuance
 Abigail Rivamonte Mesa, Aide to Sup. Haney – Continuance
 = Nick Foster – Staff report
 + John Kevlin – Project presentation
 + Javier Arizmendi – Design presentation
 + Corey Smith – Support
 + Carla Laurel – Support
 + Jesus Villalobos – Union support
 + Arnie Morgan – Union support
 + Speaker – Union support
 + Javier – Union support
 = Anastasia Yovanopoulos – Height

ACTION: Adopted Findings
 AYES: Fung, Koppel, Melgar, Richards
 ABSENT: Johnson, Moore
 MOTION: [20525](#)

- 14b. [2016-001794DNX](#) (N. FOSTER: (415) 575-9167)
 95 HAWTHORNE STREET – east side of Hawthorne Street between Folsom and Howard Streets; Lot 012 in Assessor’s Block 3735 (District 6) – Request for a **Downtown Project Authorization**, pursuant to Planning Code Sections 210.2 and 309 to allow a project greater than 50,000 square feet of floor area within the C-3 Zoning District. The Project is utilizing the Individually-Requested State Density Bonus Program to achieve a density bonus thereby maximizing residential density on the Site and includes waivers from: 1) Setbacks and Streetwall Articulation (Section 132.1(c)(1)); 2) Rear Yard (Section 134); 3) Common and Private Useable Open Space (Section 135); 4) Dwelling Unit Exposure (Section 140); 5) Height (Section 250); and 6) Ground-Level Wind Current (Section 148). The Project proposes to demolish the existing five-story office building and construction of a new 42-story residential building reaching a height of 443’-9” tall (462’-3” including rooftop

mechanical equipment) with approximately 3,500 square feet of ground-floor retail. The Project would contain a mix of 199 one-bedroom units, 144 two-bedroom units, and 49 three-bedroom units totaling 392 dwelling units, with just over 18 percent of the total units (55 dwelling units) provided as affordable (Below Market Rate). The Project would provide 107 off-street vehicle parking spaces, 4 car-share spaces, and 3 freight loading spaces within a below-grade garage in addition to 184 Class 1 and 24 Class 2 bicycle parking spaces. The subject property is located within a C-3-O(SD) Zoning District and 320-l 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)

SPEAKERS: Same as item 14a.
 ACTION: Approved with Conditions
 AYES: Fung, Koppel, Melgar, Richards
 ABSENT: Johnson, Moore
 MOTION: [20526](#)

- 16a. [2018-002602CUA](#) (N. TRAN: (415) 575-9174)
[4118 21ST STREET](#) – north side of 21st Street between Eureka and Diamond Streets; Lot 017 of Assessor's Block 2750 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to legalize the tantamount to demolition of a one-story dwelling unit and authorize the re-construction of the dwelling unit, within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The proposed re-construction would add a new third floor and changes to the facade. 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 August 29, 2019)
Note: On August 29, 2019, after hearing and closing public comment, continued September 19, 2019 with direction from the Commission by a vote of +6 -0 (Johnson absent).

SPEAKERS: = Nancy Tran – Staff report
 + Amy Lee – Project presentation, continue
 - Kay Klum – Opposed to continuance
 - Anastasia Yovanopoulos – Opposed to continuance
 - Mark Schroeder – Opposed to continuance
 - Cynthia Schroeder – Opposed to continuance
 + Katrina Madsen – Support for continuance
 - Jerry Dratler – Opposed to continuance
 - Raul Rodriguez – Opposed to continuance
 - Tony Paris – Opposed to continuance
 + Amy Lee – Project presentation
 - Mark Schroeder – Demolition
 - Cynthia Schroeder – Demolition, serial permitting
 - Anastasia Yovanopoulos – Previous condition
 - Speaker – Second rental unit
 - Katrina Madsen – Lower unit tenant

- Kay Klum – Original square feet
- Raul Rodriguez – Violations
- Tony Harrison – Demolition
- Carlos Ibarra – Forged signature
- Jerry Dratler – Architectural plans

ACTION: After a Motion of Intent to Disapprove and Continue to October 10th failed +2 -2 (Fung, Melgar against) and a motion to Continue to November 14th failed +2 -2 (Richards, Koppel against) and no other motion was made; Disapproved.

- 16b. [2018-002602VAR](#) (N. TRAN: (415) 575-9174)
4118 21ST STREET – north side of 21st Street between Eureka and Diamond Streets, Lot 017 of Assessor's Block 2750 (District 8) – Request for **Variances** from the Zoning Administrator to construct within the required front setback and rear yard. Planning Code Section 132 requires a front setback of 2 feet – 6 inches and construction is proposed to the front property line. Section 134 requires a rear yard of 43 feet – 11 inches (45% of the total lot depth) and the proposal provides only 32 feet – 9 inches. The property is legally non-complying as the existing structure encroached into the required front setback and rear yard. The subject property is located within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular hearing on August 29, 2019)

SPEAKERS: Same as item 16a.

ACTION: ZA Closed PC and took the matter under advisement.

- 17a. [2018-009534CUA](#) (C. ALEXANDER: (415) 575-8724)
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 August 29, 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).
On July 18, 2019, after hearing and closing Public Comment, continued to August 22, 2019 by a vote of +4 -2 (Johnson, Richards against; Hillis absent).
On August 22, 2019, without hearing, continued to August 29, 2019 by a vote of +5 -0 (Fung and Johnson absent).
On August 29, 2019, without hearing, continued to September 19, 2019 by a vote of +5 -0 (Richards and Johnson absent).

SPEAKERS: = Christy Alexander – Staff report
 + Ryan Patterson – Project presentation
 + Mitchell Scott – Agreement
 + Jennifer Linder – Agreement

+ Lorraine Lim – Support
 ACTION: Approved with Conditions
 AYES: Fung, Koppel, Melgar, Richards
 ABSENT: Johnson, Moore
 MOTION: [20527](#)

- 17b. [2018-009534VAR](#) (C. ALEXANDER: (415) 575-8724)
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 August 29, 2019)

SPEAKERS: Same as item 17a.
 ACTION: ZA Closed PC and indicated an intent to Grant.

18. [2019-004691CUA](#) (B. HICKS: (415) 575-9054)
1347 27TH AVENUE – west side of 27th Avenue between Irving Street and Judah Street; Lot 008 in Assessor's Block 1782 (District 4) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303, and 317 to demolish an existing 2,760 square-foot, two-story single-family home and construct a new 5,355 gross square foot, four-story, two-family home within a RH-2 (Residential-House, Two Family) Zoning District 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: = Bridget Hicks – Staff report
 + Jeremy Schaub – Project presentation
 + Lydia Chan – Project presentation
 + Speaker – Support
 ACTION: Approved with Conditions
 AYES: Fung, Koppel, Melgar, Richards
 ABSENT: Johnson, Moore
 MOTION: [20528](#)

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.

20. [2017-009203DRP-02](#) (D. WINSLOW: (415) 575-9159)
2880 VALLEJO STREET – between Baker and Broderick Streets; Lot 016 in Assessor's Block 0955 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2017.0711.1550 for construction of a three-story horizontal 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
 ACTION: Withdrawn

21. [2018-012718DRP](#) (D. WINSLOW: (415) 575-9159)
1980 EDDY STREET – between Broderick and Divisadero Streets; Lot 015 in Assessor’s Block 1126 (District 5) – Request for **Discretionary Review** of Building Permit Application No. 2018.0816.7596 for construction of a three-story horizontal rear addition and conversion of ground floor storage to create a new dwelling to an existing two-family dwelling within a RM-3 (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: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff report
 - Rupen Chanda – DR presentation
 - Renee Hall– Opposition
 + George Bradley – Project presentation
 + Speaker – Project presentation
 ACTION: Took DR and Approved with conditions, requiring the rear shed roof be modified to a flat roof, providing nine-feet clear.
 AYES: Fung, Koppel, Melgar, Richards
 ABSENT: Johnson, Moore
 DRA: [0666](#)

ADJOURNMENT 8:03 PM
 ADOPTED OCTOBER 3, 2019