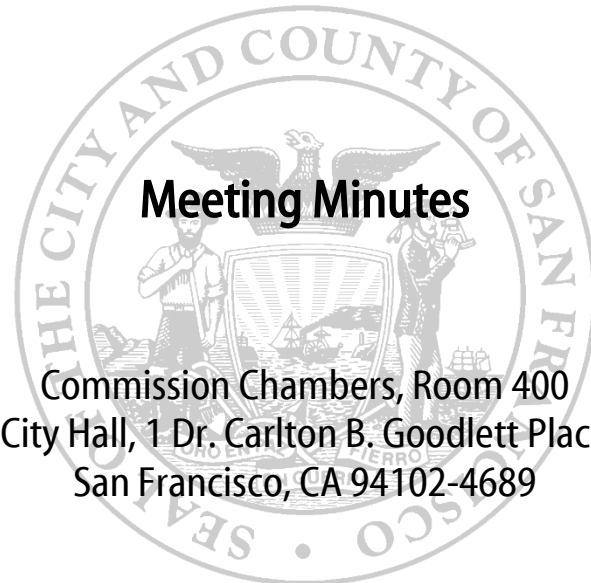


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, November 7, 2019
1:00 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Gabby Pantoja, Veronica Flores, Chris May, Laura Ajello, Sharon Young, David Winslow, Scott Sanchez – Acting 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. 2019-012970PRJ (A. PERRY: (415) 575-9017)
ACADEMY OF ART UNIVERSITY – The proposed Project involves 34 properties owned or leased by the Academy of Art University (the “Academy”). Consistent with the Term Sheet and Supplement to the Term Sheet for Global Resolution, the Project seeks to establish or legalize uses at these properties, consolidate single room occupancy units regulated under Chapter 41 of the Administrative Code into two buildings and provide at least 7 new Chapter 41 units, and perform or legalize building modifications to these properties in order to

implement said uses and to generally abate all Planning Code violations. A full list of the 34 properties may be found at sfplanning.org/academy. The Planning Commission will act on the following items: 1) **Adoption of CEQA Findings**. The Planning Commission certified the Final EIR for the Project on July 28, 2016. An Addendum to the FEIR was prepared for the Project and was published on October 9, 2019. Prior to any other action, the Commission must adopt CEQA Findings and a Statement of Overriding Considerations for the Project to proceed; 2) **Planning Code Amendment and Development Agreement**. The Planning Commission will consider adoption of a resolution and recommendation to the Board of Supervisors regarding the proposed Planning Code amendments that are necessary in order to implement the Project and regarding the proposed Development Agreement between the Academy and its various LLCs and the City and County of San Francisco; and 3) **Conditional Use Authorization**. As allowed by the proposed Planning Code Amendment, the Planning Commission will take action to authorize the proposed uses and building modifications across all 34 properties through a single, Master Conditional Use Authorization (MCUA). The MCUA allows the Planning Commission to grant exceptions from Code requirements that might otherwise be required under the Code to authorize all scopes of work contemplated by the Project.

Preliminary Recommendation: Adopt CEQA Findings, Adopt Resolution Recommending Approval of Planning Code Amendments and Development Agreement, and Approval with Conditions of Conditional Use Authorization

(Proposed Continuance to November 21, 2019)

SPEAKERS: = Sue Hestor – Two commissioners out on November 21, 2019
= Marlene Morgan – Continue to December 12, 2019

ACTION: Continued to November 21, 2019

AYES: Fung, Johnson, Koppel, Melgar, Richards

NAYS: Moore

2. 2008.0023CUA (B. HICKS: (415) 575-9054)
461 29TH STREET – south side of 29th Street between Noe Street and Sanchez Street; Lot 033 of Assessor's Block 6631 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 317 to demolish an existing, two-story, 750 square foot, single family residence and construct a new four-story, 6,459 square foot, two-dwelling unit building up to 40-feet tall and including two parking spaces, and two Class 1 bicycle parking spaces. Per Planning Code Section 317, any application for a permit that would result in the removal of one or more residential units shall require a Conditional Use Authorization for the removal and replacement of the units. The subject property is located within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on August 29, 2019)

Note: On August 29, 2019, after hearing and closing public comment, continued to November 7, 2019 with direction from the Commission by a vote of +6 -0 (Johnson absent). (Proposed Continuance to November 21, 2019)

SPEAKERS: None

ACTION: Continued to November 21, 2019

AYES: Fung, Johnson, Koppel, Melgar, Richards

NAYS: Moore

3. 2019-014348PCA (A. MERLONE: (415) 575-9129)
EXEMPTION FROM DENSITY LIMITS FOR AFFORDABLE AND UNAUTHORIZED UNITS [BOARD FILE NO. 190757] – **Planning Code Amendment** to provide an exception from density limit calculations for all affordable units in projects not seeking and receiving a density bonus, permit the legalization of all unauthorized dwelling units notwithstanding a history of no-fault evictions, and principally permit residential care facilities for seven or more persons in all RH (Residential, House) zoning districts; 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 general welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
 (Continued from Regular hearing on October 3, 2019)
(Proposed Continuance to November 21, 2019)

SPEAKERS: None
 ACTION: Continued to November 21, 2019
 AYES: Fung, Johnson, Koppel, Melgar, Richards
 NAYS: Moore

4. 2018-007267OFA (J. VIMR: (415) 575-9109)
865 MARKET STREET – south side of Market Street immediately east of its intersection with Fifth Street; Lot 042 in Assessor’s Block 3705 (District 6) – Request for an **Office Development Authorization** pursuant to Planning Code Sections 320 through 325 to authorize up to 49,999 square feet from the Office Development Annual Limit. The proposal would convert existing retail use, accessory office use, and miscellaneous spaces at floors 7-8 of the subject building to General Office use. The subject property is located within a C-3-R (Downtown-Retail) Zoning District, 120-X/160-S Height and Bulk District, and Article 11 Kearny-Market-Mason-Sutter Conservation 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 December 5, 2019)

SPEAKERS: None
 ACTION: Continued to December 5, 2019
 AYES: Fung, Johnson, Koppel, Melgar, Richards
 NAYS: Moore

- 5a. 2018-011441CUA (M. DITO: (415) 575-9164)
1846 GROVE STREET – south side of Fulton Street between Atalaya Terrace and Masonic Avenue, Lot 003H in Assessor’s Block 1187 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 to construct five dwelling units on a lot zoned RH-2 (Residential, House – Two Family) and RH-3 (Residential, House – Three Family). The Conditional Use Authorization request is to exceed the principally permitted dwelling unit density limit for the respective zoning district. The lot is located within 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 December 12, 2019)

SPEAKERS: = Speaker – Support for continuance, notification
 = Speaker – Opposed to continuance
 ACTION: Continued to December 5, 2019
 AYES: Fung, Johnson, Koppel, Melgar, Richards
 NAYS: Moore

- 5b. 2018-011441VAR (M. DITO: (415) 575-9164)
1846 GROVE STREET – south side of Fulton Street between Atalaya Terrace and Masonic Avenue, Lot 003H in Assessor’s Block 1187 (District 5) – Request for **Variances** from the rear yard, exposure, and bicycle parking requirements of the Planning Code, pursuant to Sections 134, 135, and 151, respectively. The subject property is located within both a RH-2 (Residential, House – Two Family) and RH-3 (Residential, House – Three Family) Zoning District, as well as 40-X Height and Bulk District.
(Proposed Continuance to December 12, 2019)

SPEAKERS: None
 ACTION: Assistant ZA Continued to December 5, 2019

14. [2019-013506GEN](#) (C. KERN: (415) 575-9037)
WATER SUPPLY – **Informational Presentation** by the San Francisco Public Utilities Commission and Planning Department on the City’s water supply planning process.
Preliminary Recommendation: None – Informational
 (Continued from Regular hearing on October 24, 2019)

SPEAKERS: None
 ACTION: Continued to December 12, 2019
 AYES: Fung, Johnson, Koppel, Melgar, Richards
 NAYS: Moore

21. [2018-003910DRP](#) (R. SUCRE: (415) 575-9108)
3252 19TH STREET – located at northwest corner of 19th and Shotwell Streets; Lot 025 in Assessor’s Block 3591 (District 9) – Request for **Discretionary Review** of Building Permit Application No. 2018.08.16.7612, to legalize a change in use of approximately 2,849 square feet on the first floor and an associated mezzanine from automotive repair to amusement game arcade/restaurant (dba. Redemption) within an existing two-story building in an 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: Do Not Take Discretionary Review and Approve

SPEAKERS: - Spike Khan – Request for continuance
 + Joey Mucha – Opposed to continuance
 ACTION: Continued to November 14, 2019
 AYES: Johnson, Moore, Richards

NAYS: Fung, Koppel
 RECUSED: Melgar

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

6. [2019-004664CUA](#) (C. ALEXANDER (415) 575-8724)
 57 WENTWORTH STREET – east side of Grant Avenue and west side of Wentworth Place between Jackson and Washington Streets, Lot 035 in Assessor’s Block 0194 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 811 and 303 for a change of use from retail to bar/lounge (approximately 4,048 sf) on the ground floor and basement level of a mixed-use building within the CVR (Chinatown Visitor Retail) Zoning District and 50-N Height and Bulk District. The Conditional Use Authorization request is for the bar/lounge use and to exceed the principally permitted use size limit and operation hours for non-residential uses. 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
 MOTION: [20557](#)

C. COMMISSION MATTERS

8. Consideration of Adoption:
- [Draft Minutes for October 17, 2019 – Joint with Rec and Park](#)
 - [Draft Minutes for October 17, 2019 – Regular](#)

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

- [Draft Minutes for October 24, 2019 – Regular](#)

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

9. Commission Comments/Questions

Commissioner Richards:

I received several calls, actually probably about half a dozen from, I’d say, citizens with their hair on fire, because apparently there’s an e-mail that has been going around last Monday.

Mr. Josh Switzky spoke at the West of Twin Peaks Council neighborhood's meeting and he discussed additional priority development areas in, I guess this was a handout that he had. I believe he was supposed to be speak on ADU's, but I think -- it is a promising, interesting development as an alternative to SB 50, I think is how he phrased it. I think the Department should have a hearing on this and tell us what PDAs are so that we don't have, we can put the fire out on everybody's hair about what they think is going to happen to their neighborhood because they are already jumping to conclusions about dystopia.

Commissioner Koppel:

I attended a seminar this morning where we were talking to the Building Owners and Managers Association downtown about bringing their buildings up to compliance with climate change goals and sustainability goals. As you know, transportation and buildings are the two largest causes of greenhouse gas emissions in the climate change situation we have and it is actually starting to take motion. The City is targeting to be net zero energy by 2050. So, we have got about 31 years to get there. But architects, engineers, designers, when you are designing these new buildings, they are not going to have gas in them. Everything is going to be electric. Please adjust everything accordingly because this is where things are going.

10. PLANNING DIRECTOR RECRUITMENT AND HIRING PROCESS: Discussion and possible adoption of a Motion to endorse the process for the recruitment of candidates for the position of Planning Director and making a hiring recommendation to the Mayor.

Preliminary Recommendation: Endorse Process

SPEAKERS: = Shawn Sherborn – Process
= Sue Hestor – Big decision, slow down

ACTION: Endorsed the Process and tentatively scheduled Closed Sessions on November 14, 2019, November 21, 2019, December 5, 2019, and December 9, 10 or 11, 2019.

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

D. DEPARTMENT MATTERS

11. Director's Announcements

John Rahaim, Planning Director:

Just one announcement Commissioners. In your packets today is a memo regarding the ConnectSF Transportation Program. I just wanted to announce for your sake, and for the public's sake, we have several public meetings coming up on this program. The first is in the southeast, Wednesday, the 13th, from 6 to 8 at Southeast Community Facility. And the second is a Youth Workshop, being co-hosted by the San Francisco Youth Commission on Thursday, the 21st, from 5 – 7 pm at Mission High School. There will also be, just FYI, two public workshops in late January. We don't have the specifics on those yet but just to give you a heads up that these are coming your way. And again, this is regarding ConnectSF which is our transportation planning effort that is in concert with the City's other transportation agencies. Thank you. That concludes my report.

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

Aaron Starr:

At this week's Land Use Committee, the Committee held a hearing on the implementation efforts to make Bio-Diversity a citywide priority. The hearing was sponsored by Supervisors Fewer and Mandelman. At the hearing, Planning, The Port, PUC, Recreation and Parks Department, the Department of Environment and DPW presented. During public comment, members from various environmental groups spoke about issues related to bio-diversity in the city and concerns about that. However, the overall discussion was very positive. After the hearing, the committee filed the item.

At last week's Budget and Finance Committee, the Committee heard Supervisor Mandelman's ordinance that would extend the temporary use permits for medical cannabis dispensaries. Commissioners, you heard this on October 24th and voted to recommend approval. The Planning Commission's recommendation was to extend the temporary permits to four years instead of three. At the hearing there was no public comment and Supervisor Mandelman made a motion to add the commission's proposed modification. Because of the amendment, the item had to be continued one week and then at this week's committee hearing, they voted to recommend the item to the Full Board.

At this week's Full Board hearing, the Job's Housing Linkage Fee sponsored by Supervisor Haney passed its second read and the Fulton Street grocery store sponsored by Supervisor Brown passed its second read. The appeals and the approvals for 3333 California Street were continued for one week to November 12th and that's all I have for you today.

Scott Sanchez, Acting Zoning Administrator:

The Board of Appeals met last night and they heard one item that may be of interest to the Planning Commission. That is the appeal of a large project authorization for the property at 344 14th Street. And over the last year, the Planning Commission had many hearings on this and ultimately take action earlier this year granting the large project authorization. This is also a State Density Bonus project and was the first State Density Bonus project that has been appealed to the Board of Appeals. Many of the issues that were raised during the appeal hearing last night related to the Environmental Review, which had also been appealed to the Board of Supervisors within the last month or so. And at that hearing, the Board of Supervisors unanimously upheld the Environmental determination that the Department made on the project. Similarly, last night, the Board of Appeals unanimously upheld the project and the matter is concluded.

Jonas P. Ionin, Commission Secretary:

The Historic Preservation Commission did meet yesterday. They approved or adopted Recommendations for Approval for multiple Legacy Business Registry applicants. But the only item of note is they also reviewed the Retained Elements: Special Topic Design Guidelines which will be coming before you, as well.

E. GENERAL PUBLIC COMMENT

SPEAKERS: = Georgia Schuttish – Interior layouts
Affordability by Design became a buzz phrase over the last few years.

With the major height-end expansions that have taken place usually the

kitchens are blown up and become the entire floor with space surrounding these fancy kitchens designated as living room, dining room and family room.

San Francisco has an existing typology of housing in the neighborhoods where the kitchen is part of a practical layout with 2 to 3 bedrooms and often can allow for a reasonable horizontal expansion without triggering Demolition issues.

And now that minimum parking requirements have been stripped from the Code, the full footprint garage can be available for a second unit or an ADU below.

A good way to densify in a speedy manner and maintain relative affordability in speculative projects.

Trends suggest that there is more ordering in, less cooking and food prep at home. (i.e. Uber Eats, etc.)

= Eileen Boken – Plan 2050

= Jacquari Donaldson – Equity Cannabis Applicant

= Duncan Ley – Equity Cannabis Applicant

= Rose Hillson – Order of business

“GENERAL PUBLIC COMMENT” RE-ORDERED TO:

- END 11/29/2018
- AFTER “DEPARTMENT MATTERS” 10/17/2019
- END 10/24/2019
- AFTER “DEPARTMENT MATTERS” 11/07/2019
- BACKGROUND:
 - 2015 – PRESIDENT FONG FORMED COMMITTEE FOR “RULES & REGULATIONS (R&Rs)” WORK:
 1. C JOHNSON
 2. K MOORE
 3. D RICHARDS
 - 07/02/2015 COMMISSION PASSED AGENDA FORM:
 1. ROLL CALL
 2. CONSENT CALENDAR
 3. COMMISSION MATTERS
 4. ACTION ITEM LIST
 5. DEPARTMENT MATTERS
 6. PUBLIC COMMENT – 15 MINUTES
 7. REGULAR CALENDAR
 8. DISCRETIONARY REVIEW CALENDAR
 9. PUBLIC COMMENT
 10. ADJOURNMENT
- R&Rs “ARTICLE V – AMENDMENTS”:

Section 1. These Rules and Regulations may be amended by the Commission at any Regular Meeting by a majority vote following a public hearing, providing that the amendment has been calendared for hearing for at least ten days.

- IN WHAT WAYS CAN THE COMMISSION HANDLE CHANGES TO LISTED ITEMS IN "R&Rs"?
- DID THE COMMISSION VOTE ON ABOVE MEETING DATES?

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.

7. [2018-009548CUA](#) (G. PANTOJA: (415) 575-8741)
427 BADEN STREET – between Martha and Mangels Avenues, Lot 005 and 006 in Assessor's Block 6762 (District 13) – Request a **Conditional Use Authorization** pursuant to Planning Code Sections 121 and 303 for the creation of one substandard lot and construction of a new two-story, single-family dwelling unit within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. The new single-family dwelling unit will be located on an existing vacant lot to be altered via a lot line adjustment into a substandard lot. 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: = Gabby Pantoja – Staff report
 + Mark Hogan – Project presentation
 - John McGrath – Sewer work

ACTION: After being pulled off of Consent; Approved with Conditions as amended to include: eliminate the connecting door and at no point may the adjoining properties be re-connected.

AYES: Fung, Johnson, Koppel, Melgar, Moore

ABSENT: Richards

MOTION: [20558](#)

13. [2019-013522PCA](#) (V. FLORES: (415) 575-9173)
CODE CLEAN-UP 2019 – **Planning Code Amendment** to correct typographical errors, update outdated cross-reference, and make non-substantive revisions to clarify or simplify Code language; amending Article 4 to move the language regarding timing of fee payments to the beginning of the Article and cross-reference it in the individual impact fee sections and to add an additional fee waiver based on the replacement of gross floor area in buildings damaged or destroyed by fire or other calamity; 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 general welfare under Planning Code, Section 302.
Preliminary Recommendation: Initiate and Consider Adoption on or after December 12, 2019

SPEAKERS: = Veronica Flores – Staff report
 = Rose Hillson – Issues and concerns
 ARTICLE 2 CHANGES
 FOR ADOPTION ON OR BEFORE
 DECEMBER 12, 2019

- PLEASE CORRECT BICYCLE MIS-SPELLING FOUND SO FAR
- AT TOP OF DOCUMENT, CODE SUMMARY STATES CHANGES ARE TYPOS & ALL NOT SUBSTANTIVE BUT UNSURE IF IT IS OR NOT FOR ALL
- DEFINITIONS: INSERTION OF “PRIMARYLY” FOR USE
 → IS THIS TO ACCOMMODATE FLEX USE?
 → WHAT IS THE INTENT?
- SECTION 260 – HEIGHT LIMIT EXEMPTIONS (PP. 26-27)

NEW TEXT – SEC. 1(b) -- HAS DESCRIPTION THAT IS HARD TO COMPREHEND CLEARLY OR TO ENVISION.

WHAT DOES THE PROPOSED TEXT MEAN IN RE

- “WITHIN FIRST 10 FEET” & ALLOWANCES
 - NO MORE THAN 20% OF HORIZONTAL AREAS?
 - WHAT IS MEANT BY “AREAS”?
 - PLEASE PROVIDE ILLUSTRATIONS
 - DESCRIPTION KIND OF CRYPTIC AS IS

ACTION: Initiated and Scheduled a hearing on or after December 12, 2019
 AYES: Fung, Koppel, Melgar, Moore
 ABSENT: Johnson, Richards
 MOTION: [20559](#)

15. [2015-006825CUA](#) (V. FLORES: (415) 575-9173)
367 HAMILTON AVENUE – between Burrows and Bacon Streets; Lot 022 of Assessor’s Block 5987 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#) and [317](#) to allow demolition of an existing 950 square foot single-family home and unauthorized dwelling unit and new construction of a three-story 3,115 square foot single-family home with an Accessory Dwelling Unit on the ground floor per Ordinance 95-17. The project site is located within a RH-1 (Residential, House – One Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on September 12, 2019)

SPEAKERS: = Veronica Flores – Staff report
 + Derek Vinh – Project presentation
 ACTION: Approved with Conditions as amended to include:
 1. Provide separate entries;

2. Reduce the deck; and
3. Improve access to light and livability to the lower unit.

AYES: Fung, Johnson, Koppel, Melgar, Moore

ABSENT: Richards

MOTION: [20560](#)

16. [2018-000468AHB](#) (G. PANTOJA: (415) 575-8741)
3945 JUDAH STREET – between 44th and 45th Avenues; Lot 028 in Assessor’s Block 1809 (District 15) – Request for a **HOME-SF Project Authorization** pursuant to Planning Code Sections 328 for the demolition of an existing one-story commercial building, formerly utilized for the operation of a gas station, and the construction of a new five-story over basement, 55-foot, approximately 19, 160 square-foot mixed-use building containing a total of 20 dwelling units (10 one-bedroom, 9 two-bedroom, and 1 three-bedroom), 2,440 square feet of commercial space, 7 off-street parking spaces, and 24 bicycle parking spaces within a Neighborhood Commercial, Cluster (NC-1) and 40-X Height and Bulk District. The proposal is pursuing a Tier-2 HOME-SF Project Authorization which permits a form-based density, one additional story of height, and five additional feet at the ground floor in excess of the height limit in exchange for providing 25% on-site affordable dwelling units. Additionally, the proposal is pursuing a Zoning Modification from the rear yard requirement pursuant to Planning Code Section 206.3. 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: = Gabby Pantoja – Staff report
 + Michael Leavitt – Project presentation
 - Speaker – Out of scale
 - Darryl Dea – Height
 + Ben Sheldon – Support
 = David Scheer – Concerns
 = Speaker – Concerns
 = Xuhong Luo – Parking
 = Kyle Stanner – Height, parking
 = Mike Murphy – Concerns
 = Erica Zweig – Notice, affordable housing
 = Dan Nickelson – Out of character
 + Speaker – Support
 = Speaker – Issues and concern
 = August Barrera – Issues and concerns

ACTION: Approved with Conditions as amended to include:
 1. Provide a car-share space; and
 2. Two commercial units of approximately 700 square feet each.

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

MOTION: [20561](#)

- 17a. [2018-011430CUA](#) (C. MAY: (415) 575-9087)
1776 GREEN STREET – north side of Green Street between Octavia and Gough Streets, Lot 006 in Assessor’s Block 0544 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 to permit a two-story vertical addition

and a change of use from an automobile repair garage to a residential building containing five new residential units within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. The Conditional Use Authorization request is to exceed the principally permitted dwelling unit density limit for the respective zoning 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
 + Georgianna Kleman – Project presentation
 - Richard Drury – Opposition
 - Salem Mansoir – Opposition
 - Maggie Chang – Neighborhood character
 - Youjeong Kim – Public health

ACTION: After hearing and closing public comment; Continued to December 5, 2019

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

- 17b. [2018-011430VAR](#) (C. MAY: (415) 575-9087)
[1776 GREEN STREET](#) – north side of Green Street between Octavia and Gough Streets, Lot 006 in Assessor's Block 0544 (District 2) – Request for **Variances** from the front setback and rear yard requirements of Planning Code Sections 132 and 134, respectively, to permit a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five new residential units within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 17a.

ACTION: After hearing and closing public comment; Asst. ZA Continued to December 5, 2019

18. [2018-001485CUA](#) (L. AJELLO: (415) 575-9142)
[3360 SACRAMENTO STREET](#) – north side of Sacramento Street between Walnut and Presidio Streets; Lot 011 in Assessor's Block 1008 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 724 and 102 to legalize a "Trade Office" use on the ground floor of a mixed-use building within the Sacramento Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Laura Ajello – Staff report
 + Ashley Breakfield – Project presentation
 + Speaker – Project presentation

ACTION: Approved with Conditions

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

MOTION: [20563](#)

19. [2017-013155CUA](#) (L. AJELLO: (415) 575-9142)

230 KIRKHAM AVENUE – north side of Kirkham Street between 6th and 7th Avenues; Lot 026 in Assessor's Block 1847 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish a two-story single-family dwelling and construct a three-story two-family dwelling within a RH-2 (Residential, House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Laura Ajello – Staff report
 + Cassandra Mettling-Davis – Project presentation
 + Julio Bermudez – Project presentation

ACTION: Approved with Conditions as amended to include a tenant and tenancy finding.

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

MOTION: [20564](#)

20. [2019-002758CUA](#) (S. YOUNG: (415) 558-6346)
3501 GEARY BOULEVARD – southwest corner of Geary Boulevard and Stanyan Street; Lots 012-013 (formerly Lot 001B) in Assessor's Block 1084 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.4 and 712 to establish a Formula Retail Use (d.b.a. T-Mobile) in an approximately 1,866 square foot vacant ground floor commercial space. The project site is located within a NC-3 (Moderate-Scale Neighborhood Commercial) 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: = Sharon Young – Staff report
 + Ralph Ford – Project presentation

ACTION: Approved with Conditions

AYES: Fung, Koppel, Melgar, Moore

ABSENT: Johnson, Richards

MOTION: [20565](#)

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.

22. [2018-015288DRP](#) (D. WINSLOW: (415) 575-9159)
1130 POTRERO AVENUE – between 23rd and 24th Streets.; Lot 007 in Assessor's Block 4211 (District 9) – Request for **Discretionary Review** of Building Permit Application No. 2018.1105.5040, proposing a third -story vertical addition and a 1-story horizontal rear and side addition to an existing 2-story, one-family house within a RH-3 (Residential House, Three-Family) Zoning District and 55-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
 - Diana Gomez – DR Presentation
 - Jesus Gomez – DR Presentation
 - Erik Arguello – Support for DR
 + Phil Zigoris – Project presentation
- ACTION: Took DR and Approved the BPA with conditions:
 1. Provide an ADU (at least 750 square feet);
 2. Expand the lightwell; and
 3. Extend the roof deck wall.
- AYES: Koppel, Melgar, Moore, Richards
NAYS: Fung
ABSENT: Johnson
DRA: [0671](#)

ADJOURNMENT 6:17 PM
ADOPTED NOVEMBER 21, 2019