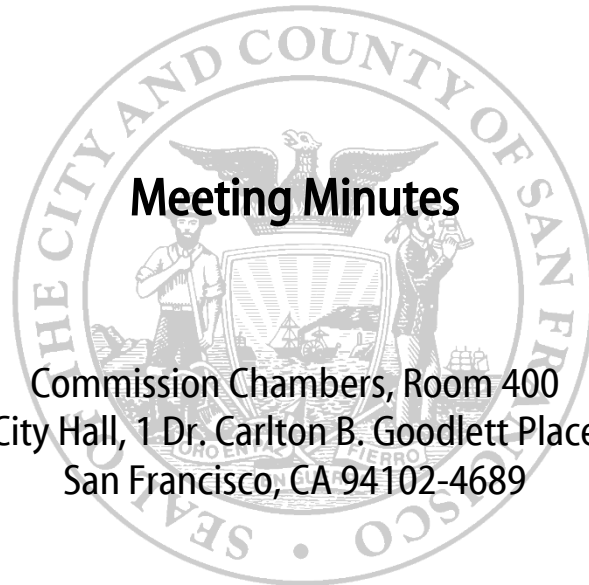


# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, January 9, 2020**  
**1:00 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 1:06 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Cathleen Campbell, Audrey Merlone, Kate Stacey, Jacob Bintliff, Lisa Fisher, Adam Varat, Chris Kern, Nick Foster, Jeff Horn, Elizabeth Gordon-Jonckheer, Jeanie Poling, Chris May, Lisa Gibson, David Winslow, Corey Teague – Zoning Administrator, John Rahaim – Planning Director, Jonas P. Ionin – Commission Secretary

### **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.

- 1a. 2013.0689CUA (M. GIACOMUCCI: (415) 575-8714)  
2 HENRY ADAMS – located on the west side of Henry Adams Street between Division and Alameda streets, Lots 001 and 005 in Assessor's Block 3910 (District 10). Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 210.3B to allow the conversion of 49,364 square feet of laboratory use to office use on the fourth and fifth floors of the subject property, located in a PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District and 45-X Height and Bulk District. The subject property is Landmark No. 283, the Dunham, Carrigan, & Hayden Building, designated under Article 10 of the Planning Code. The proposal also includes façade restoration and establishment of a public plaza on the northwest corner of the property. 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 December 5, 2019)

**(Proposed for Continuance to January 30, 2020)**

SPEAKERS: None  
 ACTION: Continued to January 30, 2020  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards

- 1b. 2013.1593B (M. GIACOMUCCI: (415) 575-8714)  
2 HENRY ADAMS – located on the west side of Henry Adams Street between Division and Alameda streets, Lots 001 and 005 in Assessor’s Block 3910 (District 10). Request for an **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to allow the conversion of 49,364 square feet of laboratory use to office use on the fourth and fifth floors of the subject property, located in a PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District and 45-X Height and Bulk District. The subject property is Landmark No. 283, the Dunham, Carrigan, & Hayden Building, designated under Article 10 of the Planning Code. The proposal also includes façade restoration and establishment of a public plaza on the northwest corner of the property. 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 for Continuance to January 30, 2020)**

SPEAKERS: None  
 ACTION: Continued to January 30, 2020  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards

- 2a. 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*

(Continued from Regular hearing on December 5, 2019)

**Note: On November 7, 2019, after hearing and closing public comment; Continued to December 5, 2019 by a vote of +6 -0. On December 5, 2019, without hearing, continued to January 9, 2020 by a vote of +7 -0.**

**(Proposed for Continuance to February 13, 2020)**

SPEAKERS: Richard Drury – Continue to February 27, 2020

ACTION: Continued to February 27, 2020  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards

- 2b. 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.  
 (Continued from Regular hearing on December 5, 2019)  
**(Proposed for Continuance to February 13, 2020)**

SPEAKERS: Same as item 2a.  
 ACTION: Acting ZA Continued to February 27, 2020

## 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

4. [2019-014257CUA](#) (E. SAMONSKY: (415) 575-9112)  
401 POTRERO AVENUE – southeast corner of the intersection of Potrero Avenue and 17<sup>th</sup> Street, Lot 024 in Assessor’s Block 3974 (District 10) – Request a **Conditional Use Authorization**, pursuant to Planning Code Section 303, 303.1 and 843.46 to establish a Formula Retail use (d.b.a. “Circle K,” a convenience store) in a 1,483 square foot building on the subject property within a UMU (Urban Mixed Use) Zoning District and 58-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 MOTION: [20609](#)

## C. COMMISSION MATTERS

5. Consideration of Adoption:
- [Draft Minutes for December 12, 2019 – Regular](#)
  - [Draft Minutes for December 19, 2019 – Closed Session](#)
  - [Draft Minutes for December 19, 2019 – Regular](#)

SPEAKERS: None

ACTION: Adopted  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards

6. Commission Comments/Questions

None

**D. DEPARTMENT MATTERS**

7. Director's Announcements

**John Rahaim – Planning Director:**

Commissioners, happy new year to you all. It's good to see you back. Hope you had a great break. The one thing that the new year has greeted us with is a new version of SB50, as you saw in the newspapers. I just received a copy yesterday, so we will plow through that. The biggest change seems to be that the new version of the bill is allowing for a local option of meeting comparable density as would be allowed in SB50. How that is laid out in specifics is still to be determined. They haven't laid out exactly what that means. It appears to allow local jurisdictions up to two years to provide comparable plans and densities that would be comparable to what would be per required under SB50. So, we will plow through that and try to get that to you in the next few weeks. And that is my only comment today.

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

**Jonas P. Ionin, Commission Secretary:**

There is no report from the Board of Appeals and the Historic Preservation Commission did not meet yesterday.

**Aaron Starr:**

**Land Use Committee**

- Not in session

**Full Board**

- **190681** Planning Code, Zoning Map - Flower Mart - 2000 Marin Street Special Use District. Sponsor: Haney. Staff: PASSED Second Read
- **190682** Development Agreement - KR Flower Mart, LLC - Flower Mart - Fifth and Brannan Streets. Sponsor: Haney. Staff: Samonsky. PASSED Second Read
- **191125** Planning, Administrative Codes - Approval of Development Agreement, Conditional Use Procedures for Large Noncontiguous Post-Secondary Educational Institutions, Planning and Administrative Code Waivers. Sponsors: Peskin; Yee. Staff: Foster/Sider. Passed First Read
- **190355** Planning Code - Authorizing Interim Activities at Development Sites. Sponsors: Mayor; Haney. Staff: Merlone. Rereferred back to Land Use to incorporate Planning Commission's recommendation

**E. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes. When the number of speakers exceed the 15-minute limit, General Public Comment may be moved to the end of the Agenda.

SPEAKERS: Georgia Schuttish – RH Districts, SB50

## F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

3. [2019-012131CUA](#) (C. CAMPBELL: (415) 575-8732)  
1099 DOLORES STREET – west corner of Dolores Street between 23<sup>rd</sup> and 24<sup>th</sup> Streets, Lot 019 in Assessor’s Block 3648 (District 8) – Request a **Conditional Use Authorization**, 317 and 303 to demolish a two-story single-family dwelling and construct a new four-story three-family dwelling. The project includes the addition of one vehicle parking space within the existing single car garage and the relocation of the curb cut from 24<sup>th</sup> Street to Quane Street within a RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Katie Campbell – Staff report  
 + Geoff Gibson – Project presentation  
 + Speaker – Project presentation  
 - Peter Windsor – Parking, height  
 = Georgia Schuttish – Amended conditions  
 ACTION: After being pulled off Consent; Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 MOTION: [20610](#)

9. [2019-022569PCAMAP](#) (A. MERLONE: (415) 575-9129)  
ESTABLISHING TWELVE NAMED NEIGHBORHOOD COMMERCIAL DISTRICTS [BOARD FILE NO. 191260] – **Planning Code and Zoning Map Amendments** to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2<sup>nd</sup> and 8<sup>th</sup> Avenues; 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32<sup>nd</sup> and 39<sup>th</sup> Avenues; 3) the Bayview NCD generally including the properties along 3<sup>rd</sup> Street from Yosemite to Jerrold Avenues; 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets; 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28<sup>th</sup> Avenues; 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and

Randall Streets; 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets; 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus; 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19<sup>th</sup> Avenue; 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets; 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets; and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19<sup>th</sup> to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood Commercial 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 welfare under Planning Code, Section 302.

*Preliminary Recommendation: Approve*

SPEAKERS: = Audrey Merlone – Staff report  
+ Amy Beinart, Legislative Aide to Sup. Ronen – Proposed named NCD's  
+ Tom Radulovich – Zoning controls

ACTION: Approved the Geary Blvd Neighborhood Commercial District (Board File No. 191260)

AYES: Fung, Johnson, Koppel, Melgar, Moore

ABSENT: Richards

RECUSED: Diamond

RESOLUTION: [20611](#)

ACTION: Approved the Remaining Eleven Named Neighborhood Commercial Districts (Board File No. 191260)

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

ABSENT: Richards

RESOLUTION: [20612](#)

10.

(J. BINTLIFF: (415) 575-9170)

[SB 330: HOUSING CRISIS ACT OF 2019](#) – **Informational Presentation** regarding Senate Bill 330, titled the "Housing Crisis Act of 2019." The bill took effect January 1, 2020 and declares a statewide housing emergency to be in effect through 2025. During this period: 1) cities are generally prohibited from rezoning actions that would reduce zoned capacity for housing or adopting new design standards that are not objective; 2) housing development projects may file a preliminary application to lock in zoning, design, and fee requirements for the project; 3) some housing developments will be subject to a limit of five public hearings related to approval; 4) local landmark designations may only be made prior to submittal of a development application; 5) housing developments that would demolish any existing housing units would be required to provide replacement units and relocation assistance.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Jacob Bintliff – Staff report  
= Georgia Schuttish – Concerns  
= Jake Shimato – Confused

ACTION: None – Informational

11. [2019-023145CWP](#) (L. FISHER: (415) 575-8715)  
SUSTAINABLE CITY FRAMEWORK – **Informational Presentation** on the Sustainable Neighborhoods Framework and application to plans and projects. The Sustainable Neighborhood Framework synthesizes the City's sustainability, climate, and resilience initiatives and requirements and provides a set of tools for community plans, major projects, and other project sponsors to incorporate best practices in planning and design towards the City's sustainability goals.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Lisa Fisher – Staff report  
 + Christopher Pederson – Support  
 + Peter Brastow – Support  
 + Helen Birecki – Working in silos  
 + Julia Prochnik – Support  
 = Adam Varat – Response to questions

ACTION: None – Informational

12. [2015-004827ENV](#) (C. KERN: (415) 575-9037)  
SFPUC ALAMEDA CREEK RECAPTURE PROJECT – located in Alameda County, within the Sunol Valley on watershed lands owned by the City and County of San Francisco and managed by the San Francisco Public Utilities Commission (SFPUC) – Public Hearing on the recirculated **Draft Environmental Impact Report**. The proposed project would recapture water that the SFPUC will release from the Calaveras Reservoir and bypass around the Alameda Creek Diversion Dam when the SFPUC implements instream flow schedules required for future operations of Calaveras Reservoir. Water would be pumped from an existing quarry pit in the Sunol Valley, which collects Alameda Creek water through subsurface seepage, to the SFPUC's regional distribution system. No construction would occur in Alameda Creek.

**NOTE: Written comments will be accepted at the Planning Department until 5:00 p.m. on January 21, 2020.**

*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Chris Kern – Staff report  
 + Tim Ramirez – SFPUC presentation  
 = Laura Hidas – Support

ACTION: Reviewed and Commented

- 13a. [2016-013312GPA](#) (N. FOSTER: (415) 575-9167)  
542-550 HOWARD STREET (“TRANSBAY PARCEL F”) MIXED-USE PROJECT – located on the north side of Howard Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets; Assessor's Block 3721, Lots 016, 135, 136, and 138 (District 6) – Request for **General Plan Amendment** pursuant to Planning Code Section 340. The proposed amendment would revise the height and bulk designations for portions of the Project Site as shown on Figure 1 of the Transit Center District Subarea Plan and revise the use designations on Map 1 and Height and Bulk designations on Map 5 of the Downtown Area Plan. The proposed General Plan Amendment is related to Planning Code text and map amendments to allow the construction of an approximately 957,000 gross square foot, 750-foot tall (800 feet inclusive of rooftop mechanical features), 61-story, mixed-use tower within a C-3-O(SD) Downtown-Office (Special Development) Zoning



District and 750-S2 and 450-S Height and Bulk Districts. The Project would include 165 dwelling units, 189 hotel rooms, 275,674 square feet of office use floor area, approximately 9,000 square feet of retail space, approximately 20,000 square feet of open space, 178 Class 1 and 34 Class 2 bicycle parking spaces, and four below-grade levels that would accommodate up to 183 vehicle parking spaces provided for the residential, hotel, and office uses. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Transbay Transit Center. The proposed amendment will be before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

*Preliminary Recommendation: Approve to the Board of Supervisors*

SPEAKERS: = Nick Foster – Staff report  
 + CJ Higley – Project presentation  
 + Fred Clarke – Project presentation  
 = Paul Lockareff – Policy 6.6 of Transit Center District Plan  
 = Tom Radulovich – Destruction of car free zone  
 + Cynthia Gomez – Support  
 + Lauren Post – Support  
 + Danny Campbell – Support  
 + Misha Olivas – Support  
 + Rudy Corpuz – Support  
 + Eddie Yan – Support  
 + Speaker – Support  
 + Corey Smith – Support  
 + Jim Chappell – Support

ACTION: Approved  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 RESOLUTION: [20613](#)

- 13b. [2016-013312PCAMAP](#) (N. FOSTER: (415) 575-9167)  
542-550 HOWARD STREET ("TRANSBAY PARCEL F") MIXED-USE PROJECT – located on the north side of Howard Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets; Assessor's Block 3721, Lots 016, 135, 136, and 138 (District 6) – Request for **Planning Code and Zoning Map Amendments**. Ordinance introduced by Supervisor Matt Haney amending the Planning Code and Zoning Map to revising Map ZN-01 to rezone a portion of the project site from the P (Public) District to the C-3-O (SD) Downtown Office Special Development District and revise Zoning Map HT-01 to reclassify the height and bulk district designations for a portion of the project site from 750-S-2 to 450-S and from 450-S to 750-S-2; waiving certain provisions of the Planning Code to allow the project's required inclusionary affordable housing units to be provided off-site within the Transbay Redevelopment Project Area, subject to certain conditions, and to permit the footprint of the portion of the project site dedicated to dwellings to exceed 15,000 square feet. 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 to the Board of Supervisors*

SPEAKERS: Same as item 13a.  
 ACTION: Approved  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore



ABSENT: Richards  
 RESOLUTION: [20614](#)

- 13c. [2016-013312SHD](#) (N. FOSTER: (415) 575-9167)  
542-550 HOWARD STREET ("TRANSBAY PARCEL F") MIXED-USE PROJECT – located on the north side of Howard Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets; Assessor's Block 3721, Lots 016,135, 136, and 138 (District 6) – Request for adoption of **Shadow Findings** that net new shadow cast upon Union Square Plaza and Willie "Woo Woo" Wong Playground by the Project would not be adverse to their use, pursuant to Section 295. The Project will construct an approximately 957,000 gross square foot, 750-foot tall (800 feet inclusive of rooftop mechanical features), 61-story, mixed-use tower within a C-3-O(SD) Downtown-Office (Special Development) Zoning District and 750-S2 and 450-S Height and Bulk Districts. The Project would include 165 dwelling units, 189 hotel rooms, 275,674 square feet of office use floor area, approximately 9,000 square feet of retail space, approximately 20,000 square feet of open space, 178 Class 1 and 34 Class 2 bicycle parking spaces, and four below-grade levels that would accommodate up to 183 vehicle parking spaces provided for the residential, hotel, and office uses. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Transbay Transit Center.

*Preliminary Recommendation: Adopt Findings*

SPEAKERS: Same as item 13a.  
 ACTION: Adopted Findings  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar  
 NAYS: Moore  
 ABSENT: Richards  
 RESOLUTION: [20615](#)

- 13d. [2016-013312DNX](#) (N. FOSTER: (415) 575-9167)  
542-550 HOWARD STREET ("TRANSBAY PARCEL F") MIXED-USE PROJECT – located on the north side of Howard Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets; Assessor's Block 3721, Lots 016,135, 136, and 138 (District 6) – Request for **Downtown Project Authorization** pursuant to Planning Code Section 309 with requests for exceptions for setback, street wall, tower separation, and rear yard requirements (Sections 132.1 and 134(d)); dwelling unit exposure (Section 140); reduction of ground-level wind currents in C-3 Districts (Section 148); off-street freight loading (Sections 152.1 and 161); use requirements in the C-3-O(SD) Commercial Special Use Subdistrict (Section 248); height limits for buildings taller than 550 feet in height in the S-2 bulk district for allowance of non-occupied architectural, screening, and rooftop elements that meet the criteria of Section 260(b)(1)(m); and bulk controls (Sections 270 and 272) as part of a project that includes the construction of an approximately 957,000 gross square foot, 750-foot tall (800 feet inclusive of rooftop mechanical features), 61-story, mixed-use tower within a C-3-O(SD) Downtown-Office (Special Development) Zoning District and 750-S2 and 450-S Height and Bulk Districts. The Project would include 165 dwelling units, 189 hotel rooms, 275,674 square feet of office use floor area, approximately 9,000 square feet of retail space, approximately 20,000 square feet of open space, 178 Class 1 and 34 Class 2 bicycle parking spaces, and four below-grade levels that would accommodate up to 183 vehicle parking spaces provided for the residential, hotel, and office uses. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Transbay Transit Center. 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: Same as item 13a.  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 RESOLUTION: [20616](#)

- 13e. [2016-013312OFA](#) (N. FOSTER: (415) 575-9167)  
[542-550 HOWARD STREET \("TRANSBAY PARCEL F"\) MIXED-USE PROJECT](#) – located on the north side of Howard Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets; Assessor's Block 3721, Lots 016,135, 136, and 138 (District 6) – Request for **Office Development Allocation** under the 2019-2020 Annual Office Development Limitation Program pursuant to Sections 320 through 325 that would authorize up to 275,764 gross square feet of general office as part of a project that includes the construction an approximately 957,000 gross square foot, 750-foot tall (800 feet inclusive of rooftop mechanical features), 61-story, mixed-use tower within a C-3-O(SD) Downtown-Office (Special Development) Zoning District and 750-S2 and 450-S Height and Bulk Districts. The Project would include 165 dwelling units, 189 hotel rooms, 275,674 square feet of office use floor area, approximately 9,000 square feet of retail space, approximately 20,000 square feet of open space, 178 Class 1 and 34 Class 2 bicycle parking spaces, and four below-grade levels that would accommodate up to 183 vehicle parking spaces provided for the residential, hotel, and office uses. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Transbay Transit Center.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as item 13a.  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 RESOLUTION: [20617](#)

- 13f. [2016-013312CUA](#) (N. FOSTER: (415) 575-9167)  
[542-550 HOWARD STREET \("TRANSBAY PARCEL F"\) MIXED-USE PROJECT](#) – located on the north side of Howard Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets; Assessor's Block 3721, Lots 016,135, 136, and 138 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to permit a hotel use with up to 189 tourist guestrooms as part of a project that includes the construction of an approximately 957,000 gross square foot, 750-foot tall (800 feet inclusive of rooftop mechanical features), 61-story, mixed-use tower within a C-3-O(SD) Downtown-Office (Special Development) Zoning District and 750-S2 and 450-S Height and Bulk Districts. The Project would include 165 dwelling units, 189 hotel rooms, 275,674 square feet of office use floor area, approximately 9,000 square feet of retail space, approximately 20,000 square feet of open space, 178 Class 1 and 34 Class 2 bicycle parking spaces, and four below-grade levels that would accommodate up to 183 vehicle parking spaces provided for the residential, hotel, and office uses. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Transbay Transit Center.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as item 13a.  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 RESOLUTION: [20618](#)

14. [2019-020070CUA](#) (J. HORN: (415) 575-6925)  
2100 MARKET STREET – southwest corner of the intersection of Market, Church and 14<sup>th</sup> Streets, Lot 041 in Assessor’s Block 3542 (District 8) – Request a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, 703.4 and 764 to establish a Formula Retail Financial Services use (dba “Sterling Bank”) within a vacant 2,999 square foot commercial retail space at the ground floor of an existing seven-story mixed use building within a Upper Market Neighborhood Commercial Transit District, Market and Octavia Area Plan, and 60/65-X and 40-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Disapprove*

SPEAKERS: = Jeff Horn – Staff report  
 + Walter Parsley – Project presentation  
 + Steve Adams – Project presentation  
 + Robert Sammons – Support  
 + Joseph Titi – Support  
 + Kent Mirkhani – Support  
 + Paul Miller – Support  
 + Brian Springfield – Support  
 + Gwen Kaplan – Support  
 + Stephen Cornell – Support  
 + Corey Smith – Support  
 ACTION: Approved with standard Conditions and findings read into the record.  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 RESOLUTION: [20619](#)

- 15a. [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*  
(Continued from canceled hearing on November 14, 2019)

SPEAKERS: = Jeanie Poling – Staff report  
= Chris May – Staff report  
- Richard Drury – Appeal of PMND, DRP No. 1  
- Speaker – DRP No. 2  
- Louise Bea – DRP No. 3  
+ Chris Durkin – Project presentation  
+ Eric Dumican – Design presentation  
+ Tom Tunney – PMND Appeal  
+ Pat Buscovich – Foundation work  
- Dan Heffernan – Opposition  
- Paul Wermer – Opposition  
- Speaker – Opposition  
- Francis Dave Ryan – Opposition  
- Paul Grippaldi – Risk is reward  
+ Howard Epstein – Support  
+ Robert Funston – Support  
- Robert Lazzara – Opposition  
- Christine Pelosi – Opposition  
- Dr. Lawrence Karp – Rebuttal  
- Phillip Kaufman – Rebuttal

ACTION: Upheld PMND

AYES: Diamond, Fung, Johnson, Koppel, Melgar

NAYS: Moore

ABSENT: Richards

RESOLUTION: [20620](#)

- 15b. [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 3<sup>rd</sup> and 4<sup>th</sup> 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 canceled hearing on November 14, 2019)

SPEAKERS: Same as item 15a.

ACTION: After hearing and closing public comment; Continued to April 16, 2020 with direction:

1. Redesign with sensitivity to the adjacent historic resource;
2. Limit excavation to the extent that the additional parking and ADU may be eliminated; and
3. Adhere to the Cow Hollow Design Guidelines.

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

## 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.

16. [2018-003023DRP-02](#) (D. WINSLOW: (415) 575-9159)  
2727 VALLEJO STREET – between Divisadero and Broderick; Lot 022 in Assessor’s Block 0959 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2018.0214.1303, proposing construction of a rear horizontal expansion on all levels, excavation of the basement and garage level to add habitable space, and other interior renovations to a one-family house within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Take Discretionary Review and Approve with Modifications*

SPEAKERS: None  
 ACTION: Withdrawn

17. [2017-014666DRP](#) (D. WINSLOW: (415) 575-9159)  
743 VERMONT STREET – between 19<sup>th</sup> and 20<sup>th</sup> Streets; Lot 021 in Assessor’s Block 4074 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2017.1027.2504 for construction of a horizontal rear addition to an existing two-story single-family residence within a RH-2 (Residential-House, Two family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: = David Winslow – Staff report  
 - Ryan Patterson – DR presentation  
 - Brian McKnight – DR presentation  
 + Jeff Ha – Project presentation  
 + Kathleen Villasenor – Support  
 + Terry Pickering – Rebuttal

ACTION: No DR  
 AYES: Diamond, Fung, Johnson, Koppel, Moore  
 ABSENT: Melgar, Richards

DRA: [0676](#)

ADJOURNMENT 8:23 PM  
ADOPTED AS AMENDED JANUARY 23, 2020