

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, February 13, 2020**  
**1:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
COMMISSIONERS ABSENT: Richards

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:02 PM

STAFF IN ATTENDANCE: Diego Sanchez, Deborah Landis, Joshua Switzky, Lily Langlois, Andrew Perry, Monica Giacomucci, Rich Sucre, Elizabeth Gordon-Jonckheer, David Winslow, 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. 2019-004211CUA (C. FAHEY: (415) 575-9139)  
3829 24<sup>TH</sup> STREET – located on the south side of 24<sup>th</sup> Street between Vicksburg and Sanchez Streets; Lot 028 in Assessor's Block 6509 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, for a change of use from dry cleaners to Limited Restaurant and Retail Sales (dba Four Star Market) within a NCD (24<sup>th</sup> Street Noe Valley Neighborhood Commercial) Zoning District. This Project was reviewed as

a CB3P (Community Business Priority Processing Program) Project. 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 February 20, 2020)**

SPEAKERS: None  
 ACTION: Continued to February 20, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards

2. 2015-004109CUA-02 (E. JARDINES: (415) 575-9144)  
333 12<sup>TH</sup> STREET – north side of 12<sup>th</sup> Street between Folsom and Harrison Streets, Lots 022 and 055 in Assessor’s Block 3521 (District 6) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 844.23, for the project involving conversion of 200 dwelling units to student housing (with up to 618 beds). The project is proposing to convert the seven-story-over-basement (80-ft tall) residential building (measuring approximately 150,837 gross square feet) to student housing with 188 Class 1 bicycle parking spaces, and 15 Class 2 bicycle parking spaces. The subject property is located within the WMUG (Western SoMa Mixed-Use General) Zoning District, Western SoMa Special Use District, and 55-X and 55/65-X Height and Bulk Districts. The project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on January 30, 2020)  
**(Proposed for Continuance to March 5, 2020)**

SPEAKERS: None  
 ACTION: Continued to March 5, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards

3. 2016-006860IKA (V. FLORES: (415) 575-9173)  
65 OCEAN AVENUE – between Alemany Boulevard and Cayuga Avenue, Lot 018 in Assessor’s Block 6954 (District 11) – Request for a **Fee Waiver and In-Kind Agreement**, pursuant to Planning Code Sections 406 and 414A, to approve a fee waiver to provide an on-site childcare facility in lieu of the Residential Child Care Impact Fee.  
*Preliminary Recommendation: Approve*  
 (Continued from Regular hearing on January 16, 2020)  
**Note: On October 24, 2019, after hearing and closing public comment, continued to December 12, 2019 by a vote of +4 -1 (Moore against; Melgar absent). On December 12, 2019, without hearing, continued to January 16, 2020 by a vote of +5 -0 (Johnson and Richards absent). On January 16, 2020, without a hearing, continued to February 13, 2020 by a vote of +6 -0 (Richards absent).**  
**(Proposed for Continuance to April 2, 2020)**

SPEAKERS: None  
 ACTION: Continued to April 2, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

ABSENT: Richards

12. [2018-012576CUA](#) (D. WEISSGLASS: (415) 575-9177)  
1769 LOMBARD STREET – south side of Lombard Street between Laguna and Octavia Streets; Lot 027 in Assessor’s Block 0506 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 145.2, 303, and 712 to authorize an Outdoor Activity Area in conjunction with a Kennel Use (d.b.a. “The Grateful Dog”) as well as a one-year review of Motion No. 20355, which authorized the Kennel Use, within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District. The Project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on January 16, 2020)

SPEAKERS: Tuija Catalano – Continuance  
 ACTION: Continued to March 5, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards

16. [2017-010281DRP-02](#) (D. WINSLOW: (415) 575-9159)  
236 EL CAMINO DEL MAR – between 25<sup>th</sup> and 26<sup>th</sup> Avenues; 008A in Assessor’s Block 1304 (District 2) – Request for **Discretionary Review** of Building Permit 2017.0721.2594 for the construction of a rear horizontal addition and new exterior decks at the 1<sup>st</sup> -3<sup>rd</sup> floors to an existing 3-story, one-family home 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: None  
 ACTION: Continued to March 12, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards

## 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. [2019-020852CUA](#) (D. WEISSGLASS: (415) 575-9177)  
1100 TARAVAL STREET – northwest corner of Taraval Street and 21<sup>st</sup> Avenue; Lot 017 in Assessor’s Block 2350 (District 4) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 733, and 781.1 to establish a full-service Restaurant (d.b.a. “U Dessert Story”) within the Taraval Street Neighborhood Commercial (NCD) Zoning District, Taraval Street Restaurant Subdistrict, and 65-A Height and Bulk Districts. The property was approved for Restaurant use in 2009 but the use was never vested with a building permit.

This project was reviewed under the Community Business Priority Processing Program (CB3P). 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, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards  
 MOTION: [20650](#)

## C. COMMISSION MATTERS

5. Consideration of Adoption:
- [Draft Minutes for January 30, 2020](#)

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

6. Commission Comments/Questions

**Commissioner Moore:**

I would like to restate my concerns about the light grey printing of our commission reports and the drawings. They are definitely not readable. And actually, I talked with staff and they had the same problem. We need to take a magnifying glass to discern a very light grey printing and it's probably the vendor needing to change cartridges or something. I don't know.

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

Commissioner Moore, we are looking into this issue and we are addressing it to the vendor and we may need to end up changing our procedures of reverting back to having project sponsors submit the plans on their own. Currently they are being printed through ReproMail, or whatever they're called, that we, a vendor that we send out our case reports to. But if this continues to be a problem, we will revert back to having project sponsors submit plans on their own.

**Commissioner Moore:**

Thank you so much for being responsive to that comment.

**Commissioner Fung:**

I would request again the status on our new offices. Where are we with that and how is it progressing? And any operational issues are coming with some new aspects that are current at that office.

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

Commissioner Fung, we are also scheduling an informational presentation for you from those that are leading that effort.

**Commissioner Fung:**  
Reasonably soon?

**Jonas P. Ionin, Commission Secretary:**  
Reasonably soon, yes.

**Commissioner Johnson:**

Well first, I just want to welcome our newest commissioner. So excited to have you with us, saw the hearings and just, yeah, excited to have you as part of the team so welcome. The other thing that I wanted to mention is that last night at SPUR, I was – and Director Rahaim, were part of a program called Reimagining the Planning Commission. Which was an idea that came up both in a conversation that I had had with Christy Wong and then also in my own time here as a Planning Commissioner. Thinking about this incredible space that we gather in every week to, yes, talk about code and planning, but more broadly, talk about who we are and who we're becoming as a city. And whether we could think about creative structures or designs that could help better facilitate those deeper level conversations. It was a really fun night, even though that's not the most sexy topic in the world, it is to a lot of people. It was a packed house and some really incredible recommendations, I think, came forward and everything from how we make the ability to become a Planning Commissioner more accessible to more people. Including potentially being compensated, term limits and things like that. To how we're structuring the cases that we're hearing every week to where we're holding the hearings and knowing City Hall is not the only seat of power in the city. There are many places where people are gathering to determine what they want for their communities and the city at large. And so, I'm still processing a lot of what was of the conversation that happened. But I definitely want to bring back concrete ideas that were surfaced yesterday evening and I just want to thank everybody who came out. So, more soon.

**President Koppel:**

Great, thank you. I would also like to take this opportunity to welcome our new Commissioner, Imperial. I know she's been here at the hearings before over the past couple of years. So she'd hit the ground running and glad to have you here. Also, you may have seen yesterday Mayor Breed announced her new hire as the new Planning Director for San Francisco. Yesterday Mayor Breed announced the appointment of Rich Hillis as Planning Director. The commission here voted 4-2 to forward a slate of candidates to the mayor. Commissioner Richards was absent, and Commissioners Fung and Moore were the two dissenting votes. And that slate did include Rich Hillis.

## **D. DEPARTMENT MATTERS**

### **7. Director's Announcements**

**John Rahaim, Planning Director:**

I'll add on behalf of staff my welcome to Commissioner Imperial.

**Commissioner Imperial:**

Thank you.

**John Rahaim, Planning Director:**

We look forward to working with you, even though I'll only be here for two more weeks. But hopefully -- and do call on us if staff can help kind of go through the process and in any way, we can help in the meantime and I certainly would welcome that.

**Commissioner Imperial:**

Definitely yeah.

**John Rahaim, Planning Director:**

There's a lot of 101 training as we call it for a lot of new folks who come into the Department. So we're happy to do that, as well. I also just wanted to mention that, in light of the coming transition to the new director, I will be spending a fair amount of time with Rich Hillis over the next couple of weeks going over key projects, procedures, calendars, schedules. Staff has prepared a briefing book for the new director to kind of orient him to the workings of the department and the specifics of our work plan. So I will be spending time with him over the next couple of weeks to make sure there's a -- before I leave -- there's a smooth transition going forward. So if you have any thoughts or questions about that, I'm happy to take them, as well. Thank you.

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

**Diego Sanchez:**

Aaron Starr typically gives the Summary of Board Activities and since he's ill today, I'll be doing that and so let's dive in. There is nothing to report back from the Land Use Committee hearing as that Monday meeting was canceled. However, on Tuesday, the Full Board did meet and considered four items that are pertinent to this Commission. The first was the Ordinance amending the Administrative Code regarding the North of Market Affordable Housing Fees and Citywide Affordable Housing Fund. And that passed its second read. A second item was amending the Planning Code which would authorize Interim Activities at Development Sites. That passed its first read. There's also an appointment to the Planning Commission of resolution to appointment Maria Theresa Imperial. Passed unanimously so thank you, welcome. And the last item was an appeal of conditional use authorization at 95 Nordoff Street. That was actually continued to March 10<sup>th</sup>, 2020. There were no introductions this week and that concludes the summary. Thank you.

**E. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Ross Levy – New planning director  
 Georgia Schuttish – Section 317  
 Eileen Boken – Theresa Imperial  
 Patricia Vaughey – Second units, neighborhood character  
 Lyra Levin – Artist space, 221 11<sup>th</sup> Street  
 Alex Newman – Artist space, 221 11<sup>th</sup> Street  
 Linda Chapman – Appropriate height limits

## 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. [2019-023608CRV](#) (D. LANDIS: (415) 575-9118)  
**FY 2020-2022 PROPOSED DEPARTMENT BUDGET AND WORK PROGRAM** – Final review of the Department's **Revenue and Expenditure Budget** in FY 2020-2021 and FY2021-2022, including grants, capital budget requests, and proposed staffing; high-level work program activities for the Department; and proposed dates where budget items will be discussed during the budget process.

*Preliminary Recommendation: Approve*

SPEAKERS: = John Rahaim – Introduction  
 = Deborah Landis – Staff report  
 = Georgia Schuttish – Housing Affordability Strategies  
**The FY 20-21 Budget Contract to study Housing Affordability – Alternate Models for \$50k.**

### **Four Suggestions for Housing Affordability Strategies**

1. Oversight of tenant occupied units seeking approval.
2. Citywide Resource Survey to highlight smaller, older multi-unit buildings that can be flagged to the Small Sites Program or could add an ADU to garage areas in single family homes.
3. Demolitions that have CUA hearings make findings of what is Necessary and Desirable with Affordable by Design, increase in density by efficient use of interior space. Developers report on occupancy and tenure (both sale and rental) within 6 months of CFC. Applicable for ADUs.
4. Demo Calcs for major Alterations by adjusting the Calcs to effectuate policy efficacy. Commission has the ability to adjust Section 317 (b) (2) (B) and Section 317 (b) (2) (C) per Section 317 (b) (2) (D).

In other words: Preservation of Existing Housing.

- Christopher Pederson – SB 50

+ Corey Smith – Support, project review efficiency

= Sue Hestor – PIM, behest payments

ACTION: Approved

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

ABSENT: Richards

RESOLUTION: 20651

10. [2018-001443PCAMAP](#) (D. SÁNCHEZ: (415) 575-9082)  
**M-1 AND M-2 REZONING** – Initiation of **Planning Code and Zoning Map Amendments** to rezone certain parcels in Industrial Use Districts to Production, Distribution, and Repair and other Use 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 making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

*Preliminary Recommendation: Initiate and schedule a public hearing on or after May 13, 2020*

SPEAKERS: = Diego Sanchez – Staff report  
 = Sue Hestor – Plot the maps  
 = Patricia Vaughey – Institutional knowledge  
 + Steve Vettel – Bayview  
 + Corey Smith – Impact on housing  
 ACTION: Initiated and Scheduled a hearing on or after March 12, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards  
 RESOLUTION: 20652

- 11a. [2015-000940GPA](#) (L. LANGLOIS: (415) 575-9083)  
**MARKET AND OCTAVIA AREA PLAN AMENDMENT** – Initiation of **General Plan Amendments** to amend the Market and Octavia Area Plan, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10<sup>th</sup> Street, midblock between 10<sup>th</sup> Street and 11<sup>th</sup> Street from Market Street to Mission Street, Mission Street from 10<sup>th</sup> Street to Washburn Street, a portion of Washburn Street, Minna Street from 10<sup>th</sup> Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12<sup>th</sup> Street to Howard Street, Howard Street just north of 12<sup>th</sup> and 13<sup>th</sup> Streets, and 13<sup>th</sup> Street to Octavia Boulevard and Haight Street; making conforming amendments to the Housing Element and the Arts Element; and making environmental findings under the California Environmental Quality Act, including adopting a statement of overriding considerations, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code Section 302. For more information, go to <https://sfplanning.org/market-street-hub-project>.  
*Preliminary Recommendation: Initiate and schedule a public hearing on or after March 12, 2020*

SPEAKERS: = Joshua Switzky – Staff presentation  
 = Lily Langlois – Staff report  
 = John Jacobo – Delay initiation  
 = Tess Welborn – Parks, traffic, affordable housing  
 + Corey Smith – Transportation  
 - Larisa Pedroncelli – Plan pushed forward too fast  
 + Aaron Levine – French-American school  
 - Kelly Hill – Ripple effects, social equity  
 = Jim Haas – More housing and people  
 + Laura Foote – Housing near jobs  
 = Peter Papadapolous – Framework is not in place yet  
 = Jim Warshell – Added height impacts  
 = Sue Hestor – Transit  
 = Patricia Vaughey – Transit



- John Elberling – Communities of concern  
+ Jim Chapel – Support to initiate

ACTION: Initiated and Scheduled a hearing on or after March 12, 2020  
 AYES: Diamond, Fung, Johnson, Koppel, Moore  
 NAYS: Imperial  
 ABSENT: Richards  
 RESOLUTION: [20653](#)

11b. [2015-000940PCA](#) (L. LANGLOIS: (415) 575-9083)

**MARKET AND OCTAVIA AREA PLAN AMENDMENT** – Initiation of **Planning Code Amendments** to give effect to the Market and Octavia Area Plan Amendment, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10<sup>th</sup> Street, midblock between 10<sup>th</sup> Street and 11<sup>th</sup> Street from Market Street to Mission Street, Mission Street from 10<sup>th</sup> Street to Washburn Street, a portion of Washburn Street, Minna Street from 10<sup>th</sup> Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12<sup>th</sup> Street to Howard Street, Howard Street just north of 12<sup>th</sup> and 13<sup>th</sup> Streets, and 13<sup>th</sup> Street to Octavia Boulevard and Haight Street; amending Planning Code Sections 145.4, 151.1, 249.33, 261.1, 263.19, 270, 309, 401, 415.3, 421.5, 424.1, 424.3, and 424.4; making environmental findings under the California Environmental Quality Act, including adopting a statement of overriding considerations, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code Section 302. For more information, go to <https://sfplanning.org/market-street-hub-project>.

*Preliminary Recommendation: Initiate and schedule a public hearing on or after March 12, 2020*

SPEAKERS: Same as item 11a.  
 ACTION: Initiated and Scheduled a hearing on or after March 12, 2020  
 AYES: Diamond, Fung, Johnson, Koppel, Moore  
 NAYS: Imperial  
 ABSENT: Richards  
 RESOLUTION: 20654

11c. [2015-000940PCA](#) (L. LANGLOIS: (415) 575-9083)

**MARKET AND OCTAVIA AREA PLAN AMENDMENT** – Initiation of **Planning Code and Business and Tax Regulations Code Amendments** to create the Hub Housing Sustainability District, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10<sup>th</sup> Street, midblock between 10<sup>th</sup> Street and 11<sup>th</sup> Street from Market Street to Mission Street, Mission Street from 10<sup>th</sup> Street to Washburn Street, a portion of Washburn Street, Minna Street from 10<sup>th</sup> Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12<sup>th</sup> Street to Howard Street, Howard Street just north of 12<sup>th</sup> and 13<sup>th</sup> Streets, and 13<sup>th</sup> Street to Octavia

Boulevard and Haight Street; to provide a streamlined and ministerial approval process for certain housing projects meeting specific labor, on-site affordability, and other requirements; making environmental findings under the California Environmental Quality Act, including adopting a statement of overriding considerations, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code Section 302. For more information, go to <https://sfplanning.org/market-street-hub-project>.

*Preliminary Recommendation: Initiate and schedule a public hearing on or after March 12, 2020*

SPEAKERS: Same as item 11a.  
 ACTION: Initiated and Scheduled a hearing on or after March 12, 2020  
 AYES: Diamond, Fung, Johnson, Koppel, Moore  
 NAYS: Imperial  
 ABSENT: Richards  
 RESOLUTION: 20655

- 11d. [2015-000940MAP](#) (L. LANGLOIS: (415) 575-9083)  
MARKET AND OCTAVIA AREA PLAN AMENDMENT – Initiation of **Zoning Map Amendments** to the Planning Code to amend the Van Ness and Market Special Use District and make other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with the Market and Octavia Area Plan Amendment, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10<sup>th</sup> Street, midblock between 10<sup>th</sup> Street and 11<sup>th</sup> Street from Market Street to Mission Street, Mission Street from 10<sup>th</sup> Street to Washburn Street, a portion of Washburn Street, Minna Street from 10<sup>th</sup> Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12<sup>th</sup> Street to Howard Street, Howard Street just north of 12<sup>th</sup> and 13<sup>th</sup> Streets, and 13<sup>th</sup> Street to Octavia Boulevard and Haight Street; and making environmental findings under the California Environmental Quality Act, including adopting a statement of overriding considerations, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code Section 302. For more information, go to <https://sfplanning.org/market-street-hub-project>.  
*Preliminary Recommendation: Initiate and schedule a public hearing on or after March 12, 2020*

SPEAKERS: Same as item 11a.  
 ACTION: Initiated and Scheduled a hearing on or after March 12, 2020  
 AYES: Diamond, Fung, Johnson, Koppel, Moore  
 NAY: Imperial  
 ABSENT: Richards  
 RESOLUTION: 20656

13. [2018-011249CUA](#) (A. PERRY: (415) 575-9017)

1567 CALIFORNIA STREET – southeast corner at the intersection of California and Polk Streets; Lots 014, 014A and 015 in Assessor’s Block 0645 (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 121.7, and 303 to allow the development of a lot greater than 2,500 square feet and the merger of lots resulting in a project frontage of more than 25 feet within the Polk Street NCD. The Project is using the Individually Requested State Density Bonus Program to achieve a density bonus and requests waivers from: 1) Rear Yard (Section 134); 2) Usable Open Space (Section 135); 3) Exposure (Section 140); and 4) Bulk (Section 270). Additionally, the Project requests an incentive or concession under the State Density Bonus Program from Ground Floor Ceiling Height (Section 145.1). The Project proposes to demolish the existing two-story commercial building and associated surface parking and construct an eight-story over basement, approximately 80-foot-tall, 106,733 gross square foot mixed-use building containing approximately 9,823 gross square feet of ground floor commercial space and 100 dwelling units, 101 Class 1 bicycle parking spaces and 10 Class 2 spaces, with no proposed off-street vehicle parking within the Polk Street Neighborhood Commercial Zoning District and 80-A 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:       = Andrew Perry – Staff report  
                       + Steve Vettel – Project presentation  
                       + David Baker – Design presentation  
                       = Patricia Vaughey – No parking  
                       - Speaker – Quality of life  
                       + Adam Mayer – Support  
                       - Speaker – Cultural amenities  
                       - Linda Chapman – Outreach  
                       - Speaker – Preservation  
                       + Dana – Support

ACTION:         Approved with Conditions

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

ABSENT:         Richards

MOTION:         [20657](#)

14.        [2019-015067CUA](#) (M. GIACOMUCCI: (415) 575-8714)  
968 VALENCIA STREET – southwest corner at the intersection of Liberty and Valencia Streets; Lot 005 in Assessor’s Block 3608 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 762, to establish a Formula Retail use (d.b.a. HUF, a skateboard apparel retail store) in an existing 1,590 square-foot commercial space at the first floor of a three-story mixed-use building. The proposal involves minor interior tenant improvements and a new sign, with no expansion of the building envelope and no exterior alterations to the subject property located within the Liberty-Hill Landmark District, Valencia Street Neighborhood Commercial Transit Zoning District, and 50-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: = Monica Giacomucci – Staff report  
 + Philip Lesser – Project presentation  
 + Keith Murray – Project presentation  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards  
 MOTION: [20658](#)

## 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.

15. [2019-014251DRP-02](#) (M. DITO: (415) 575-9164)  
2001 CHESTNUT STREET – corner of Fillmore Street; Lot 001 in Assessor's Block 0491 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2019.0717.6081 for the addition of a nighttime entertainment use to an existing restaurant (d.b.a. The Dorian). The nighttime entertainment use would permit a Place of Entertainment permit to be issued for cabaret performances and other live music within a NC-2 (Neighborhood, Commercial, Small Scale) 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: = Elizabeth Gordon-Jonckheer – Staff report  
 - Victoria Dum – DR presentation  
 - Speaker – Opposed  
 - Speaker – Opposed  
 = Patricia Vaughney – Continuance to mediate  
 + Jeffrey Davis – Project presentation  
 + Liz Miller – Support  
 + Dana – Support  
 + Jackie – Response to questions  
 ACTION: After hearing and closing public comment; Continued to March 12, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards

17. [2018-007012DRP](#) (D. WINSLOW: (415) 575-9159)  
134 HEARST AVENUE – between Baden and Congo Streets; 011 in Assessor's Block 6771 (District 7) – Request for **Discretionary Review** of Building Permit 2018.0503.8097 for the construction of a third-floor vertical and horizontal rear addition, front façade alterations and excavation of the ground level to a single-family home within a RH-1 (Residential-House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Take Discretionary Review and Approve with Modifications*

- SPEAKERS: = David Winslow – Staff report  
- Karen Bratt – DR presentation  
- Steve Hargas – Opposition, quality of life  
+ Benjamin McGriff – Project presentation  
+ Jennifer Wahl – Project sponsor rebuttal
- ACTION: Took DR and Approved with modifications:  
1. Work with staff on creating the rear most portion of the ADU habitable; and  
2. Provide a three-foot setback on the east side.
- AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
ABSENT: Richards  
DRA: [684](#)

ADJOURNMENT 6:21 PM  
ADOPTED AS CORRECTED FEBRUARY 27, 2020