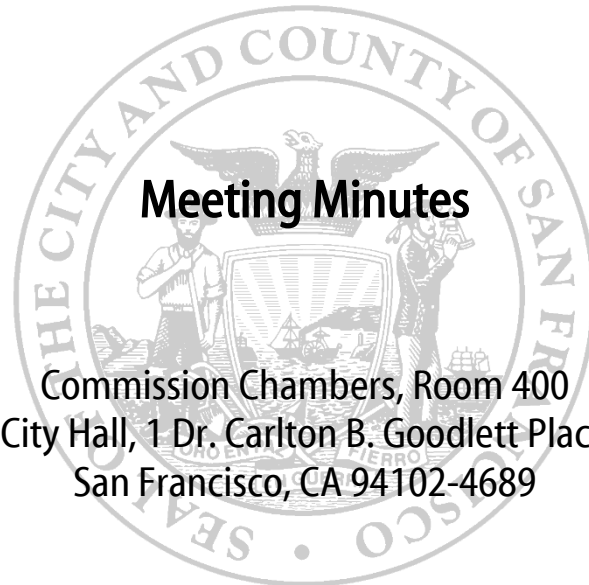


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, March 5, 2020
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:04 PM

STAFF IN ATTENDANCE: Christine Silva, David Weissglass, David Winslow, Dan Sider, Corey Teague – Zoning Administrator, 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. 2019-001455CUA (C. CAMPBELL: (415) 575-8732)
1750 WAWONA STREET – north side of Wawona Street between 25th and 30th Avenues, Lot 011 in Assessor's Block 2468 (District 4) – Request a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 317 to allow the tantamount to demolition of an existing two-story single-family dwelling and legalize work exceeded beyond the scope approved under permit 201707121692 to construct a horizontal addition within a RH-1 (Residential House, Single-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 February 6, 2020)

(Proposed for Continuance to April 16, 2020)

SPEAKERS: None

ACTION: Continued to April 16, 2020

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

2. 2019-003900DRP (D. WINSLOW: (415) 575-9159)
1526 MASONIC AVENUE – between Upper Terrace and Java Street; Lot 039 in Assessor's Block 2616 (District 8) – Request for **Discretionary Review** of Building Permit Application No 2019.0605.2567 for construction of a one-story, 21' high, 735 square foot, artist cottage and dwelling unit at the rear of the property. The cottage will be located within the required rear yard and will require a variance. No exterior or interior alterations are proposed for the main house located at the front of the property 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: Take Discretionary Review and Approve with Modifications
 (Continued from Regular hearing on December 12, 2019)
Note: On January 23, 2020, after hearing and closing public comment, continued to March 5, 2020, with direction from the CPC by a vote of +6 -0 (Richards absent).
(Proposed for Continuance to April 23, 2020)

SPEAKERS: None

ACTION: Continued to April 23, 2020

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

3. 2019-017837PRJ (K. WILBORN: (415) 575-9114)
1812-1816 GREEN STREET – northwest side of Green Street between Laguna and Octavia Streets; Lot 007 in Assessor's Block 0543 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 317, and 209.1 to merge a two-unit dwelling into a 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: Disapprove
(Proposed for Indefinite Continuance)

SPEAKERS: None

ACTION: Continued Indefinitely

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

4. 2015-004109CUA-02 (E. JARDINES: (415) 575-9144)
333 12TH STREET – north side of 12th 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 February 13, 2020)

WITHDRAWN

SPEAKERS: None
ACTION: Withdrawn

12. (T. SHEYNER: (415) 575-9127)

HAZARDOUS MATERIALS MANAGEMENT PROCEDURES – This **Informational Presentation** will provide an overview of how the department analyzes hazardous materials, specifically subsurface soil, groundwater, and vapor contamination, as part of the environmental review process pursuant to the California Environmental Quality Act. The presentation will also cover the Department’s coordination with the Department of Public Health regarding the Maher Program and sites on the Cortese list.

Preliminary Recommendation: None – Informational

SPEAKERS: None
ACTION: Continued to March 19, 2020

- 13a. [2019-000013CUA](#) (C. CAMPBELL: (415) 575-8732)

552-554 HILL STREET – north side of Hill Street, between Noe and Castro Streets; Lot 065 in Assessor’s Block 3622 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317, to legalize the merger of two Residential Flats and the unauthorized removal and relocation of one dwelling unit to basement level within a RH-2 (residential- house, two family) Zoning District with 40-X Height and Bulk District. The proposed project would also legalize an unauthorized rear building and deck expansion. 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: + Ryan Patterson – Continuance
ACTION: Continued to April 30, 2020
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 13b. [2019-000013VAR](#) (C. CAMPBELL: (415) 575-8732)

552-554 HILL STREET – north side of Hill Street, between Noe and Castro Streets; Lot 065 in Assessor’s Block 3622 (District 8) – Request for **Variance** from the Zoning Administrator to legalize the unauthorized removal and relocation of one dwelling unit to basement level, the horizontal building and deck expansion on an existing two-dwelling unit building. The existing building is non-conforming, and the unauthorized rear building and deck additions encroach approximately 11 feet 4 inches into the required rear yard and result in

a rear yard of 28 feet 6 inches. Planning Code Section 134 requires the subject property to maintain a rear yard of 39 feet 10 inches. Therefore, a rear yard variance is required. Planning Code Section 140 requires each dwelling unit to face on an open area meeting minimum dimensions. The relocated dwelling unit does not meet the minimum requirements. Therefore, an exposure variance is required. Planning Code Section 135 requires the subject project to provide 166 square feet of common usable open space for each dwelling unit. The relocated dwelling unit would not comply with the open space requirement. Therefore, an open space variance is required. The subject property is located within a RH-2 (Residential House, Two Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 13a.
ACTION: ZA Continued to April 30, 2020

- 15a. [2018-002825DRP](#) (D. WINSLOW: (415) 575-9159)
780 KANSAS STREET – west side of Kansas Street between 19th and 20th Streets; Lot 013A in Assessor’s Block 4074 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2018.0221.1876 for construction of a vertical and horizontal addition to create a fourth-floor sunroom with a roof deck above; enlarge the existing three floors; create roof decks at the second and fourth floors; add a garage at the ground floor; and remodel and reconfigure the interior of the existing two units within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The existing building is located within the required rear yard and the proposed addition would result in additional encroachment. 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
(Continued from Regular hearing on February 27, 2020)

SPEAKERS: None
ACTION: Withdrawn

- 15b. [2018-002825VAR](#) (D. WINSLOW: (415) 575-9159)
780 KANSAS STREET – west side of Kansas Street between 19th and 20th Streets, Lot 013A of Assessor’s Block 4074 (District 2) – Request for **Variance** from the Zoning Administrator to construct a vertical and horizontal addition on an existing two-dwelling unit building and to add a garage at the ground floor. The subject lot is irregularly shaped and is approximately 600 square feet smaller than the required minimum lot area of 2,500 square feet. The subject lot measures 25-feet wide and has an average lot depth of approximately 78 feet. The existing building is non-conforming in that it extends into the required rear yard and exceeds the permitted 12-foot projection and the proposed addition would result in additional encroachment (to 29 feet 7 inches to the rear property line). Planning Code Section 134 requires the subject property to maintain a rear yard of 36 feet 8 inches. Therefore, a rear yard variance is required. The subject property is located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.
(Continued from Regular hearing on February 27, 2020)

SPEAKERS: None
ACTION: ZA Continued to March 25, 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

5. [2019-015579CUA](#) (E. JARDINES: (415) 575-9144)
99 MISSOURI STREET – east side of Missouri Street and north of 17th Street; Lot 039 in Assessor’s Block 3950 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 843.45 to establish a use size greater than 3,999 square feet (DBA Blu Dot) on the ground floor of the subject property. The project includes a change of use from an 8,050-square foot vacant retail space and a 5,000-square foot auto-body shop to a 13,050-square foot retail store and furniture showroom. The Project includes interior tenant improvements and limited exterior alterations. The existing surface parking lot would be reconfigured to provide 7 off-street parking spaces, 1 van space, and 2 service vehicles in the Urban Mixed Use (UMU) Zoning District and 48-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, Imperial, Johnson, Koppel, Moore
 MOTION: [20675](#)

6. [2019-022530CUA](#) (B. HICKS: (415) 575-9054)
2 WEST PORTAL AVENUE – northwest side of West Portal Avenue at the intersection of West Portal Avenue and Ulloa Street; Lots 001 and 002 in Assessor’s Block 2931 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 729 to establish a health service use (dba One Medical) in an existing one-story, 4,725 square foot commercial storefront in the West Portal Avenue NCD (Neighborhood Commercial) Zoning District and 26-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, Imperial, Johnson, Koppel, Moore
 MOTION: [20676](#)

C. COMMISSION MATTERS

7. Consideration of Adoption:
 • [Draft Minutes for February 20, 2020](#)

SPEAKERS: None

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

8. Commission Comments/Questions

Commissioner Moore:

I would like to thank Commissioner Richards for his service, and I will miss him as a colleague and an effective person being on this commission with us. Thank you, Commissioner Richards.

D. DEPARTMENT MATTERS

9. Director's Announcements

None

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

Aaron Starr:

This week's Land Use Committee heard the Interim Length Occupancies or ILO ordinance again. The ILO ordinance proposes to regulate occupancies and dwelling units between 30 and 365 days. Commissioners, you heard this item twice, but acted on January 30th when you voted unanimously to recommend approval with modifications. Those modifications include enacting interim controls on new ILOs, collecting data on the scale and location of ILO activity and clarifying admin code amendments around the exemptions for nonprofit organizations. Monday was the second time that the ordinance was heard at the Land Use Committee. This week at the beginning of the hearing, Supervisor Peskin announced another continuance to provide time for him to meet with representatives from the ILO industry and tenant advocates. He also invited Planning staff to comment during the hearing. Staff used the opportunity to reiterate the Commission's recommendations and staff's concerns over some of the still unanswered questions in the revised ordinance. After those comments, Supervisor Peskin moved to continue the hearing to March 9th. At the Full Board this week, the ordinance that would amend bay windows and horizontal projections that was sponsored by the Planning Commission passed its first read. And the appeal for the environmental termination of 1531-1581 Howard Street was continued to April 14th. That's all I have for you today. Thanks.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Roof Deck Policy on website
 Roof Deck Policy not found on CPC Website.
 Official Roof Deck Policy stalled since 2018.
 Roof Deck should be defined as: *"open space on the uppermost area of a structure requiring a stairpenthouse or a hatch for access"*.

Plans conflate this with a "roofdeck" that is off living space, created by setbacks that reduce the mass, particularly setbacks overlooking rear yards. These should be called "terraces" per Dictionary definition.

Roof Decks that require stairpenthouse or hatch should not be permitted on smaller projects if open space requirement can be met though preservation of natural, carbon capturing rear yards.

Negative Issues w/ Roof Decks Requiring Stairpenthouse or Hatch

- Adds Hundres of Thousands of Dollars to Construction Cost/Sales Price of One to Three Units -----
Which Decreases Relative Affordability
- Increases Mass
- Used for Marketing of Projects by Capturing Views: “no one is entitled to a view”
- Not Viable in Windy/Foggy City
Joe Butler – 526 Lombard St.
Kathleen Courtney – Rich Hillis
Annette Young – Dovetail
Brittany Luskin – Dovetail
Speaker – Dovetail
Ozzie Rohm – Rich Hillis

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.

11. (M. WHITEHOUSE/C. SILVA: (415) 575-9085)
49 SOUTH VAN NESS AVENUE – PERMIT CENTER PROJECT – **Informational Presentation** by the Permit Center Team on the 49 South Van Ness move and Permit Center Project.
Preliminary Recommendation: None – Informational

SPEAKERS: + Melissa Whitehouse – 49 SVN Permit Center
+ Georgia Schuttish – Support
ACTION: Reviewed and Commented

14. [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 February 13, 2020)

SPEAKERS: = David Weissglass – Staff report

- + Tuija Catalano – Project presentation
- + Ernie Cervantes – Project presentation
- + Carla Rivera – Project presentation
- + Dr. Stewart Kaplan – Support
- + Jory Craig – Support
- + Elena Nehemeyer – Support
- + Victor Sean – Support

ACTION: After hearing and closing PC; Continued to April 23, 2020 for the Sponsor to adhere to original conditions of approval.

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

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. [2019-013012DRP-02](#) (D. WINSLOW: (415) 575-9159)
621 11TH AVENUE – between Balboa and Cabrillo; 006 in Assessor's Block 1633 (District 1) – Request for **Discretionary Review** of Building Permit 2019.0613.3354 for the construction of a two-story horizontal rear addition to the existing three-story single-family dwelling within a RH-1 (Residential-House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff report
 - Kevin Wong – DR presentation No. 1
 - Chan Chen Chien – DR presentation No. 2
 + James Macaire – Project presentation

ACTION: No DR

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

DRA: [689](#)

17. [2017-007931DRP-02](#) (D. WINSLOW: (415) 575-9159)
2630 DIVISADERO STREET – between Vallejo and Broadway; 003 in Assessor's Block 0960 (District 2) – Request for **Discretionary Review** of Building Permit 2019.0613.3354 for the demolition of an existing three-story, 4,924 square-foot single family dwelling and the new construction of a new three-story, 7,738 square-foot single-family dwelling within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Take Discretionary Review and Approve with Modifications

SPEAKERS: = David Winslow – Staff report
 - Steven Hammond – DR presentation No. 1
 - Cindy Yu – DR presentation No. 2

- + Jody Knight – Project presentation
- + Jim Westover – Design presentation
- Laura Ambroseno – Rebuttal

ACTION:

Took DR and Approved with modifications:

1. Reduce the roof deck as diagramed by Staff; and
2. Notch the third floor as recommended by Staff.

AYES:

Diamond, Fung, Imperial, Johnson, Koppel, Moore

DRA:

[690](#)

ADJOURNMENT 3:35 PM

ADOPTED APRIL 9, 2020