

SAN FRANCISCO PLANNING COMMISSION



Minutes Meeting

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

Thursday, October 11, 2018
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:03 PM

STAFF IN ATTENDANCE: Audrey Butkus, Carly Grob, Andrea Nelson, Rich Sucre, Lisa Gibson, Julie Moore, David Weissglass, Jeff Horn, David Winslow, Tim Frye – Preservation Officer, Scott Sanchez – 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. [2018-010759PCA](#) (D. SANCHEZ: (415) 575-9082)
MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT AND MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT – Planning Code Amendment introduced by Supervisor Ronen amending the Planning Code to require Conditional Use Authorization for Restaurants and prohibit new brewpubs within a subarea of the Mission Alcoholic Beverage Special Use District; to establish limits on the number of eating and

drinking establishments, require Conditional Use Authorization for replacing Legacy Businesses and new bars, prohibit mergers of commercial space resulting in greater than 1,500 gross square feet, require ground-floor non-residential tenant space for large projects, and expand Philanthropic Service and Light Manufacturing uses in the Mission Street Neighborhood Commercial Transit District; 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. Status update on the Mission Action Plan 2020 (MAP 2020) will also be heard as an informational item accompanying the Planning Code Amendment.

Preliminary Recommendation: Pending

(Continued from Regular hearing on September 27, 2018)

(Proposed Continuance to October 18, 2018)

SPEAKERS: None
 ACTION: Continued to October 18, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

2. 2016-008438SHD (K. DURANDET: (415) 575-6816)
1075-1089 FOLSOM STREET – south side of Folsom Street between 7th and Sherman Streets, Lots 038 and 039 of Assessor's Block 3766 (District 6)- Request for Adoption of **Shadow Findings**, pursuant to Planning Code Section 295, regarding the shadow study that concluded, with the recommendation of the general manager of the Recreation and Park Department, in consultation with the Recreation and Park Commission, that net new shadow on Victoria Manalo Draves Park by the proposed project at 1075-1089 Folsom Street would not be adverse to the use of the public park. The proposed project would demolish the existing buildings on the site, and construct a six-story, 65-foot tall, approximately 25,756 square-foot (sf) mixed-use building consisting of 48 single room occupancy (SRO) residential units with balconies and decks on the first through sixth floors, and a rear yard, residential lobby, bicycle storage, 1,088 sf of commercial space, and utility areas on the ground floor. The subject property is located within the SoMa Neighborhood Commercial Transit (NCT) Zoning District and 65-X Height and Bulk Districts.

Preliminary Recommendation: Pending

(Proposed Continuance to November 8, 2018)

SPEAKERS: None
 ACTION: Continued to November 8, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

3. 2016-007303ENV (J. POLLAK: (415) 575-8766)
5 THIRD STREET (HEARST BUILDING) – southeast corner of Market and Third streets at the Hearst Building; Lot 057 of Assessor's Block 3707 – **Appeal of Preliminary Mitigated Negative Declaration** for conversion of the existing 131,650-gross-square-foot, 13-story, 187-foot-tall Hearst Building from office use to a mixed-use hotel with ground-level retail, new event space and rooftop bar and patio. The new mixed-use building would result in an approximately 131,500 gross square foot building with up to 170 hotel rooms, 5,920

square feet of office space, and 11,393 square feet of retail space, including 422 square feet of general retail and 4,005 square feet of restaurant/bar uses. No off-street parking would be provided. The project proposes to reconfigure the curb on Stevenson Street to provide a 60-foot-long passenger loading zone. The project site is located in a C-3-O (Downtown Office) Use District and 120-X Height and Bulk District.

(Proposed Continuance to November 15, 2018)

SPEAKERS: None
 ACTION: Continued to November 15, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

4. [2018-010552PCA](#) (D. SANCHEZ: (415) 575-9082)
PROHIBITING EMPLOYEE CAFETERIAS WITHIN OFFICE SPACE – Planning Code Amendment introduced by Supervisors Safai and Peskin to prohibit Employee Cafeterias, as defined in the Health Code, within Office space, except for existing Employee Cafeterias; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
(Proposed Continuance to November 29, 2018)

SPEAKERS: None
 ACTION: Continued to October 25, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

5. 2018-003464CUA (M. CHANDLER: (415) 575-9048)
2253 MARKET STREET – south side between 16th and Sanchez Streets, Lot 017 in Assessor’s Block 3559 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 764 and 303, to formally establish an approximately 825 square foot Institutional Use that provides job training services with accessory retail sales (d.b.a Alegre Home Care) at the ground floor of 2253 Market Street, within the Upper Market NCT (Neighborhood Commercial Transit) District and Market and Octavia Planning Areas. 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\(h\)](#).

WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

20. [2016-015887DRP](#) (D. WINSLOW: (415) 575-9159)
2025 15TH AVENUE – between Pacheco and Quintara; Lot 001D in Assessor’s Block 2135 (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2016.1205.4125, for construction of a horizontal rear addition and a one-story vertical addition to a single-family dwelling an existing 2-story single-family home within a RH-1(D) (Residential, House, One-Family- Detached,) 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 December 20, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, 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

6. [2017-011155CUA](#) (E. SAMONSKY: (415) 575-9112)
[3122 16TH STREET](#) – north side between Valencia and Albion Streets; Lot 017 in Assessor's Block 3555 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 145.2, 303, and 762 to establish an Outdoor Activity Area in the rear yard of an existing limited restaurant use (d.b.a. Stanza Cafe) and restaurant use (d.b.a. The Pork Store), located within the Valencia Street NCT (Neighborhood Commercial Transit) 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: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20307](#)

7. [2018-001361CUA](#) (M. CHANDLER: (415) 575-9048)
[331 CLEMENT STREET](#) – south side between 4th and 5th Avenues; Lot 043 in Assessor's Block 1436 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 716 to permit change of use from Limited Restaurant to Restaurant within the Inner Clement Street NCD (Neighborhood Commercial District) Zoning District, and 40-X Height and Bulk district (d.b.a. Taqueria Los Mayas). The existing business is to remain and change of use will permit onsite sale of beer and wine for operation as a bona fide eating establishment. This project was reviewed under the Community Business Priority Processing Program (CB3P). No exterior or interior modifications are to be made under this permit. 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: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20308](#)

C. COMMISSION MATTERS

8. Consideration of Adoption:
- [Draft Minutes for September 27, 2018](#)

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

9. Commission Comments/Questions

None

D. DEPARTMENT MATTERS

10. Director's Announcements

None

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

Jonas P. Ionin, Commission Secretary:

The Board of Appeals met last night and considered one item that may be of interest. The Board heard an appeal of the building permit for a rear horizontal addition at 575 Belvedere Street. The Planning Commission heard this item as a discretionary review earlier this year and voted unanimously not to take DR and approve the project as proposed. Last night the Board voted unanimously to deny the appeal and approve the permit as proposed. The Board noted that the project was designed in a manner that respected the adjacent properties and complied with the residential design guidelines.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Potential demolition, residential flats policy
 Anastasia Yovanopoulos – 3939 24th Street

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.

- 12a. [2018-011152PCA](#) (A. BUTKUS: (415) 575-9129)
430 29TH AVENUE – Planning Code Amendment introduced by Supervisor Fewer to establish the 430-29th Avenue Special Use District; and affirming the Planning Department’s determination under the California Environmental Quality Act; and making 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.
Preliminary Recommendation: Approve with Modifications
- SPEAKERS: = Audrey Butkus – Staff report
+ Ian Fergosi, Legislative Aide to Sup. Fewer – Amendment review
+ Rev. Patricia Cunningham – Support
+ Sofie Hayward – Support
- ACTION: Approved with Modifications
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
RESOLUTION: [20309](#)
- 12b. [2018-011152MAP](#) (A. BUTKUS: (415) 575-9129)
430 29TH AVENUE – Zoning Map Amendment introduced by Supervisor Fewer to establish the 430-29th Avenue Special Use District; and affirming the Planning Department’s determination under the California Environmental Quality Act; and making 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.
Preliminary Recommendation: Approve with Modifications
- SPEAKERS: Same as item 12a.
ACTION: Approved with Modifications
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
RESOLUTION: [20309](#)
13. [2018-013375CRV](#) (C. GROB: (415) 575-9138)
UPDATES TO THE INCLUSIONARY HOUSING PROCEDURES MANUAL – Amending the **Inclusionary Affordable Housing Program Monitoring and Procedures Manual** (“Procedures Manual”) with various updates; adopting findings and findings of consistency with the General Plan and Planning Code Section 101.1.
Preliminary Recommendation: Adopt a Resolution Updating the Manual
- SPEAKERS: = Carly Grob – Staff report
+ Maria Benjamin – Procedures manual
+ Corey Smith – Outreach
+ Theresa Imperial – Improvements, flexibility
- ACTION: Approved as Amended by Staff
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
RESOLUTION: [20310](#)
14. [2017-000565CWP](#) (A. NELSON: (415) 575-8723)
COMMUNITY STABILIZATION AND ANTI-DISPLACEMENT – This **Informational Presentation** will introduce the Commission and the public to the Community Stabilization Strategy

(CSS), one of the priority projects for the Citywide Planning Division. The Strategy is an inter-agency effort to provide City agencies, decision-makers and the public the comprehensive analysis and recommendations to make strategic decisions to stabilize our vulnerable communities as the City changes. Broader public outreach and engagement efforts will commence in January 2019. A draft of the Strategy will be released in early 2019.

Preliminary Recommendation: None – Informational

SPEAKERS: = Andrea Nelson – Staff presentation
 + Georgia Schuttish – Demolition calculation
 + Sam Dennison – Collecting data in a meaningful fashion
 + Josh Dishotsky – Support
 + Peter Cohen – Support
 + Sue Hester – Maintaining existing supply of housing

ACTION: Reviewed and Commented

- 15a. [2015-005848DVA-02](#) (R. SUCRE: (415) 575-9108)
1629 MARKET STREET – located on the south side of Market Street between 12th and Brady Streets; Assessor’s Block 3505 Lots 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, and 035 (District 6) – Request for Approval of **Modifications to the Development Agreement** between the City and County of San Francisco and “Strada Brady, LLC” in association with the 1629 Market Street Project. The proposed modifications to the Development Agreement will allow the use of affordable housing credits. Overall, the 1629 Market Street Mixed-Use Project would construct approximately 455,900 square feet of residential use that would contain up to 484 residential units, which includes approximately 100 affordable supportive housing units. In addition, the Project would include 32,100 square feet of union facility use, 13,000 square feet of ground-floor retail/restaurant use, and 33,500 square feet of publicly-accessible and residential open space. As part of the Project, the Project Sponsor would develop a new privately-owned publicly-accessible open space at the northeast corner of Brady and Colton Streets.
- Preliminary Recommendation: Approve*

SPEAKERS: = Rich Sure – Staff report
 + Michael Cohen – Project Amendments
 + Maria Moustakis – Support
 + Gail Gilman – Support
 + Corey Smith – Support

ACTION: Approved

AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

RESOLUTION: 20311

- 15b. [2015-005848PCA-02](#) (R. SUCRE: (415) 575-9108)
1629 MARKET STREET – **Planning Code Amendment** introduced by Supervisor Jane Kim to amend Section 249.81 and modify the 1629 Market Street Special Use District (SUD) to reflect amendments to the affordable housing component of the Project’s Development Agreement (See Case No. 2015-005848DVA-05). The project site is currently located within a NCT-3 (Neighborhood Commercial Transit, Moderate Scale) and P (Public) Zoning Districts, and the OS (Open Space), 68-X and 85-X Height and Bulk Districts.
- Preliminary Recommendation: Approve*

SPEAKERS: Same as item 15a.
 ACTION: Approved
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 RESOLUTION: [20312](#)

16. [2014.0376CUA](#) (L. HOAGLAND: (415) 575-6823)
2918 MISSION STREET – west side of Mission Street between 25th and 26th Streets, Lots 002, 002A and 003 in the Assessor’s Block 6529 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 121.7 and 303, for Development of Large Lots in Neighborhood Commercial Districts and lot merger resulting in a lot frontage greater than 100 feet in the Mission Street NCT, for the project involving the new construction of an eight-story (84'-8" tall), 67,066 sq. ft. mixed-use building with 75 dwelling units, 6,954 sq. ft. of ground floor retail and 76 Class 1 and 14 Class 2 bicycle parking spaces. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes waivers for rear yard, open space, dwelling unit exposure, height and bulk. The project site is located within a Mission St NCT (Neighborhood Commercial Transit) Zoning District, and 45-X, 55-X and 65-B 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
 (Continued from Regular hearing on September 27, 2018)
Note: On September 27, 2018, adopted a motion of intent to Disapprove by a vote of +4 -3 (Fong, Koppel, and Hillis against) and continued to October 11, 2018 by a vote of +6 -1 (Hillis against).

SPEAKERS: = Rich Sucre – Staff report
 = Lisa Gibson – Shadow consideration
 = Julie Moore – Shadow impact
 + Mark Loper – Project presentation
 - Gus Hernandez – Opposition, not necessary or desirable
 - Anastasia Yovanopoulos – Shadow cast on play yard
 - Larisa Petroncelli – Deny the project
 - Raphael Dikazo – Impact to school
 - Laura Gano – Children first
 - Kelly Hill – Opposition
 = Corey Smith – Housing Accountability Act analysis
 - Erick Arguello – Shadow impact
 - John Mendoza – Opposition, wind impact
 - Rick Hall – Opposition
 - Speaker – Community input
 = Peter Cohen – State Density Bonus Law
 - Fernando Martis – Inclusionary housing

ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel
 NAYS: Melgar, Moore, Richards
 MOTION: [20313](#)

17. [2018-004644CUA](#) (D. WEISSGLASS: (415) 575-9177)
619 DIVISADERO STREET – west side of Divisadero Street between Grove and Hayes Streets, Lots 039-054 in Assessor’s Block 1201 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 759, to establish a Formula Retail use (d.b.a. “CorePower Yoga”) and to allow hours of operation from 5:30 a.m. to 11:00 p.m. daily. The subject property is located within a Divisadero Street NCT (Neighborhood Commercial Transit) Zoning District and 65-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: Disapprove
 (Continued from Regular hearing on September 27, 2018)
Note: On September 6, 2018, adopted a motion of intent to Disapprove and continued to September 27, 2018 by a vote of +4 -3 (Fong, Melgar, and Hillis against).
On September 27, 2018, without hearing, continued to October 11, 2018 by a vote of +7 - 0.

SPEAKERS: = David Weissglass – Staff report
 + Stephanie Rubenstein – Project presentation
 - Gus Hernandez – Opposition
 + Ted Naser – Leasing space
 + Rawan Naser – Health of parents
 + Rhanda Naser – Finding a tenant
 + Tina Jama – Support
 - Erick Arguello – Opposed
 - Larisa Petroncelli – Opposed
 - Dave Hall – Opposed
 - Speaker – Opposed, corporate infiltration
 - Speaker – Opposed
 - Lisa Oprey – Opposed
 + Rhey Nassman – Support

ACTION: Approved with Conditions
 AYES: Fong, Hillis, Koppel, Melgar
 NAYS: Moore, Johnson, Richards
 MOTION: [20314](#)

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.

- 18a. [2015-000737DRP](#) (J. HORN: (415) 575-6925)
60 CLIFFORD TERRACE – north side of Clifford Terrace between Upper Terrace and Roosevelt Way, Lots 021 and 031 in Assessor’s Block 2618A (District 8) – Request for **Discretionary Review** of Building Permit Application Nos. 2014.04.30.4544 and 2018.01.16.8698, for construction of a one-story vertical addition, a side addition and a

rear horizontal addition, and to remove an elevated walkway in the rear yard to the main house (lot 2618A/021). The project also includes the legalization of an existing roof deck on the rear garage structure (lot 2618A/031) 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: = Jeff Horn – Staff report
 - Pat Boscovich – DR presentation
 - Lizbeth Gordon – DR presentation
 - Ellen Chaitin – Opposition
 - V. Roy Lefcourt – Opposition
 + Speaker - Project presentation
 + Gabriela Tinoco – Support
 ACTION: Did NOT take DR and Approved
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Richards
 NAYS: Moore
 DRA: [0618](#)

- 18b. [2015-000737VAR](#) (J. HORN: (415) 575-6925)
60 CLIFFORD TERRACE – north side of Clifford Terrace between Upper Terrace and Roosevelt Way, Lots 021 and 031 in Assessor’s Block 2618 (District 8) – Request for **Variations** from the rear yard requirements of Planning Code Section 134 to construct new stairs and a landing located entirely with the required rear yards of both subject properties. The project site is located in a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 18a.
 ACTION: ZA indicated an intent to Deny

19. [2017-004301DRP-02](#) (C. CAMPBELL: (415) 575-8732)
2420 TARAVAL STREET – between 34th and 35th Streets; Lot 017 in Assessor’s Block 2363 (District 4) – Request for **Discretionary Review** of Building Permit Application No. 2017.03.24.2277, for the construction of a rear horizontal addition to an existing 3-story single-family to accommodate two additional residential units within the Taraval Street 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: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff report
 - Zhongmei Li – DR presentation No. 1
 - Snow Nguyen – DR presentation No. 2
 - Pat Boscovich – DR presentation No. 2
 - Speaker – Sunlight
 + Tom Tunny – Project presentation
 + Speaker – Support
 + Speaker

ACTION: Did NOT take DR and Approved
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
DRA: [0619](#)

ADJOURNMENT – 5:14 PM
ADOPTED OCTOBER 25, 2018