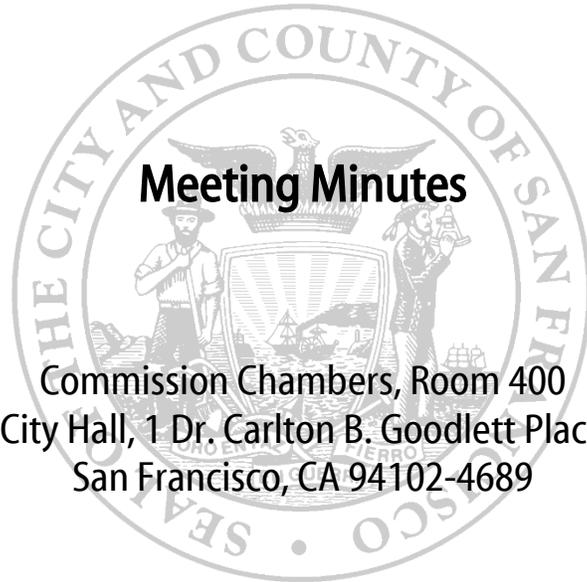


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

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

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:09 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Nicholas Foster, Maia Small, Jeanie Poling, Carly Grob, Diego Sanchez, Claudine Asbagh, Jeffery Horn, David Weissglass, Mathew Dito, David Lindsay, Scott Sanchez – 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.

- 1a. 2015-015846DRM (E. GORDON-JONCKHEER: (415) 575-8728)
520 28TH STREET - north side of 28th Street between Castro and Diamond Streets; Lot 008 in Assessor's Block 6604 (District 8) - **Staff-Initiated Discretionary Review**, pursuant to Planning Code Section 311(c)(1), of Building Permit Application No. 2015.11.12.2431, proposing vertical and horizontal additions to the existing one-story single-family home, including a new second floor, a new two-car garage, and two new

basement levels within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. In addition, the Zoning Administrator will consider a Variance from the requirements for rear yard (per Planning Code Section 134). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and Approve with Modifications

(Continued from Regular Meeting of November 16, 2017)

(Proposed for Continuance to February 22, 2018)

SPEAKERS: None

ACTION: Continued to February 22, 2018

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

ABSENT: Johnson

- 1b. 2015-015846DRP (E. GORDON-JONCKHEER: (415) 575-8728)
520 28TH STREET - north side of 28th Street between Castro and Diamond Streets; Lot 008 in Assessor's Block 6604 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2015.11.12.2431, proposing vertical and horizontal additions to the existing one-story single-family home, including a new second floor, a new two-car garage, and two new basement levels within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. In addition, the Zoning Administrator will consider a Variance from the requirements for rear yard (per Planning Code Section 134).
 Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and Approve with Modifications
 (Continued from Regular Meeting of November 16, 2017)
(Proposed for Continuance to February 22, 2018)

SPEAKERS: None

ACTION: Continued to February 22, 2018

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

ABSENT: Johnson

- 1c. 2015-015846VAR (E. GORDON-JONCKHEER: (415) 575-8728)
520 28TH STREET - north side of 28th Street between Castro and Diamond Streets; Lot 008 in Assessor's Block 6604 (District 8) - Request for a Rear Yard **Variance** from the Zoning Administrator pursuant to Planning Code Section 134 to allow the demolition and replacement of the roof of the existing noncomplying structure constituting an increase in the volume of the building within the required rear yard. The project is located in a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular Meeting of November 16, 2017)
(Proposed for Continuance to February 22, 2018)

SPEAKERS: None

ACTION: Acting ZA Continued to February 22, 2018

2. 2015-018225DRP (S. JIMENEZ: (415) 575-9187)
171 JUDSON AVENUE – south side between Edna Street and Circular Avenue; Lot 032 in Assessor's Block 3182 (District 7) - Request for **Discretionary Review** of Building Permit

Application No. 2015.11.09.2182, proposing to alter an existing two-story, single family residence by legalizing and constructing a rear horizontal addition at the first and second floors and a third story vertical addition located within a RH-1 (Residential, 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\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

(Continued from Regular Meeting of December 7, 2017)

Note: On December 7, 2017, after hearing and closing public comment, Continued to January 11, 2018 by a vote of +6-0 (Johnson absent)

(Proposed for Continuance to March 1, 2018)

SPEAKERS: None
 ACTION: Continued to March 1, 2018
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson

- 3a. 2017-005881PCA (C. ASBAGH: (415) 575-9165)
FORMULA RETAIL GROCERY STORE IN FULTON STREET GROCERY STORE SPECIAL USE DISTRICT [BOARD FILE 170514] - **Planning Code Amendment**, Section 249.35A, to allow a grocery store that may be defined as a formula retail use in the Fulton Street Grocery Store Special Use District, and adding criteria for approval; extending the duration of the controls; and making environmental findings, 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
 (Continued from Regular Meeting of October 19, 2017)
(Proposed for Continuance to March 15, 2018)

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

- 3b. 2017-005881CUA (C. ASBAGH: (415) 575-9165)
555 FULTON STREET - southeast corner of Fulton and Laguna Street; Lot 058 in Assessor's Block 0794 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303(c), 303.1, 703.4, and 249.35A to establish a formula retail sales and services establishment (d.b.a. New Seasons Market) as would be permitted under Planning Code Amendments proposed under Board File No. 170514. The project is located within a RTO (Residential Transit Oriented) and Hayes Valley NCT (Neighborhood Commercial Transit) Zoning Districts and 40-X/50-X Height and Bulk District, and the Fulton Street Grocery Store Special Use District. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment. No CEQA review is required pursuant to San Francisco Administrative Code Section 31.04(h).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of October 19, 2017)

(Proposed for Continuance to March 15, 2018)

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

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. [2017-005067CUA](#) (E. JARDINES: (415) 575-9144)
245 VALENCIA STREET – east side of Valencia Street, Lot 091 in Assessor’s Block 3532 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections: 121.2, 303, and 752, to allow the temporary conversion of an existing parking garage (currently accessory to a church “Annunciation Cathedral”) into a commercial parking garage open to the general public (DBA Comb Parking) and to allow a non-residential use size larger than 4,000 square feet within a NCT-3 (Moderate Scale 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
 (Continued from Regular Meeting of December 14, 2017)

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson
 MOTION: [20086](#)

C. COMMISSION MATTERS

5. Consideration of Adoption:
 • [Draft Minutes for December 7, 2017](#)

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

6. Commission Comments/Questions

Commissioner Richards:

So, many of you have seen, hopefully, the J.K. Dineen article in the Sunday paper, Sunday Chronicle, not buried anywhere, but on the front page, about illegally razing homes,

demolishing homes without a permit. The article talked about two homes, 49 Hopkins, which I believe the Zoning Administrator, after the fact, approved the demo of and there was one that we approved the demo of which the board ended up upholding even though it was on appeal but I actually watched the appeal hearing and Supervisor Peskin called it a teachable moment, Really saying he was going to take some action and try to stop this nonsense and basically it is nonsense where people feel with impunity they can just do whatever they want with the building and I keep coming back and saying the rest of us peons out here have to get twisted backwards through a knot hole sometimes when we deal with DBI and I think it is about time, I think this Commission on the 11th or the 14th of December, actually put its foot down on 214 States Street, saying we're not going to approve an after the fact demolition, tantamount to demolition. It needs to go back to the process that exists with the building department. So I expect to see more articles by J.K. on this because I actually talked to him and he said this is a big story here and it is about time that it gets told.

Second issue, it was in Monday's paper, it talks about restaurants that opened and closed during the year, again on the front page. We sit up here and we say retail is kind of morphing and changing; it's more becoming an experience. You have Amazon as a competition. Now Amazon is opening up stores but they become more concept stores and kind of show rooms for augmenting their ordering online. Perhaps restaurants and bars are the savior here and we actually have an item on our agenda today in Jackson Square on the number of restaurants and bars that should be there. The article actually goes on to say is the number of restaurants last year actually shrunk by seven percent because of competition, because of costs and because of delivery services and all that. So, reached all across the gambit, including food and beverage, is changing. And I think one of the items that I hope that we do work on this year is retail as it relates to both restaurants and bars as well as what we consider traditional retail as well as some of the other items like parking.

Lastly, we all showed up here and in our commission packets, we got a nice little kind of comic book: How Burrowing Owls Lead to Vomiting Anarchists; San Francisco's housing crisis explained by Kim-Mai Cutler, someone I have a high amount of respect for and actually leaf through and I will be reading it. It looks like it will be interesting. Thank you out there, if you are watching, for this book.

Commission Moore:

Director Rahaim, I have a procedural question for you. When this Commission, perhaps two years ago, less than two years ago, approved a project and spent a lot of time sending it back and it came back and was finally approved, and we then understand that the project has been sold and it's trying to come back; what exactly does a developer, the new developer have to do in order for this project to adhere to the strongly worked out conditions that we have developed here, including the amount of detailed work your staff has put into it?

Director John Rahaim:

So commissioner, when a project -- after you approve a project and they come in to start the permit process, there is a decision that's made by the Zoning Administrator as to whether the project is in conformance with what the commission approved. He bases that decision on both the zoning aspects as well as the specifics of your motion of approval. The more detailed your motion is then the developer has to conform to that. Obviously, there

are tweaks made to every project after it leaves you and a certain amount of flexibility is acceptable, but there is a decision that has to be made about whether, how far it deviates from your approval and that is a decision that he makes often in consultation with me. Sometimes we bring it back, sometimes we believe it is in conformance even if the design changes somewhat. So, it's a judgment call that we have to make after your approval.

Commission Moore:

But the project could not substantively increase in height or now all of a sudden add 30 units?

Director John Rahaim:

No. No.

Commission Moore:

Or shrink units from 20 to 10 or something like that?

Director John Rahaim:

That is correct. The general rule of thumb is that it can increase no more than five percent or decrease more than 10 percent. That is the rule of thumb we've used on the size.

Commission Moore:

Thank you for that explanation.

Commissioner Johnson:

Just wanted to make a quick announcement because in the last hearing, before the end of the year, I publicly resigned, and just wanted to say for the record that the Mayor's death was sad and tragic but also complicated a number of things and so I have been asked to stay on for a couple more meetings. Hopefully, I will not be here in your guys' hair for too long, but I will be here for the next meeting or two.

D. DEPARTMENT MATTERS

7. Director's Announcements

None

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

LAND USE COMMITTEE:

- **171096 Planning Code - Definition of Gross Floor Area.** Sponsor: Planning Commission. Staff: Butkus. Item 1
- **171097 Planning Code - Article 8 Corrections.** Sponsor: Planning Commission. Staff: Butkus. Item 2

At Land Use this week, the Committee heard two Commission Sponsored ordinances. The first amends the Planning Code to revise the definition of

Gross Floor Area by deleting references to accessory building, exempting required car share spaces, removing redundant off-street loading provisions, and modifying provisions regarding accessory and non-accessory parking. The second ordinance amends the Planning Code to correct errors and make clarifying amendments to various sections of Article 8.

This Commission heard both ordinances on 9/7/17, and voted unanimously to approve. At the Land Use Hearing there was no public comment and no comments from the Supervisors. After staff finished their presentation, the Committee voted to recommend the item to the full board.

- **171173 Planning Code - Mission Street Neighborhood Commercial Transit District.** Sponsor: Ronen. Staff: Peterson.

Next on the Agenda was an ordinance sponsored by Supervisor Ronen that would amend the Mission Street NCT Controls. These amendments were part of the legislative items developed through the MAP2020 process. The Planning Commission heard this item on October 19 of last year, and voted to recommend approval. Staff's presentation provided a detailed discussion of each of the amendments, which included limiting lot mergers, making non-retail professional services not permitted, and allowing arts activities and catering in the Mission Street NCT. Public comment was brief, and Community members generally supported the amendment. After public comment, the committee referred the item to the full Board with a positive recommendation.

- **171290 Interim Zoning Controls - Conditional Use for Restaurants and Storefront Mergers.** Sponsor: Ronen. Staff: Not Staffed.

The Committee also considered Supervisor Ronen's 15 months interim zoning controls for the Mission, which would require Conditional Use authorization for restaurant uses and for commercial storefront mergers resulting in a non-residential use size of 2,000 sq. ft. or larger. Supervisor Peskin commented that similar controls were added to North Beach a few years back and have proven successful, after which he made a motion to send the item to the Full Board with a positive recommendation.

- **171095 General Plan Amendment - Western Shoreline Area Plan (Local Coastal Plan).** Sponsor: Planning Commission. Staff: Wenger. Item 5

Next on the land use agenda was an ordinance to amend the Western Shoreline Area Plan of the General Plan. The amendment to the plan added an objective to preserve, enhance, and restore the Ocean Beach shoreline while protecting public access, scenic quality, natural resources, critical public infrastructure, and existing development from coastal hazards.

This Commission heard this item on October 5, 2017 and voted to approve the proposed ordinance.

At the Land use hearing, public comment at the meeting raised concerns about the final parking locations identified in the Ocean Beach Master Plan.

Supervisor Tang noted that additional community outreach will occur before any projects are finalized. Other comments were supportive of the overall “managed retreat strategy” south of Ocean Beach. Supervisors Tang and Peskin both shared appreciation for the extensive outreach involved in this amendment. No Supervisors had questions. The Committee then voted to forward the item to BOS as a Committee Report.

- **171122 Interim Zoning Controls - Supervisorial District 11 - Institutional Uses, Certain Personal Service Uses, and Conversion of Commercial to Residential Use.** Sponsor: Safai. Staff: Not Staffed. Item 6

Finally, the Committee considered interim controls proposed by Supervisor Safai for commercial areas in his district that would require Conditional Use authorization for all Institutional Uses located on the First Story; certain categories of Institutional Uses located on any Story; and a Personal Service Use operating as a salon and/or providing cosmetic services located on the First Story. The controls would also require a Conditional Use authorization for the conversion of any Commercial Use to a Residential Use. There was no public comment on this item and no substantive question from the Committee members. The Committee voted to forward this item to the Full Board.

FULL BOARD:

- **171267 Hearing - Appeal of Determination of Exemption From Environmental Review - 2417 Green Street.** Staff: Poling, Sheyner, Caltagirone.

At the Full Board hearing this week, the Supervisors unanimously upheld the appeal of the Categorical Exemption for 2417 Green Street. The proposed project, located in Pacific Heights, involved a horizontal rear addition of a single-family residence as well as excavation to accommodate an expanded garage. The property is not a historic resource; however, it is located adjacent to a Category A historic resource.

In upholding the appeal, the Board found that additional environmental analysis is required to address two main issues: a potential impact on the adjacent historic resource and whether the project properly complied with the Maher Ordinance. In addition, several non-CEQA concerns were raised regarding the project sponsor conducting work outside of the scope of issued permits, alleged serial permitting, and the city’s enforcement process and penalties for permit violations.

During the hearing, Staff presented that the Cat Ex determination was sound and no substantial evidence was presented to support a fair argument of a significant impact to the adjacent historic resource. Upholding the appeal means that building permits for this project are thus revoked; therefore, the Discretionary Review hearing for this project, which was scheduled for February 8, 2018, will not be held.

BOARD OF APPEALS:

The Board of Appeals did meet last night and considered one item that I'm sure will be of interest to the Commission at the property for 1709 Broderick Street, the Full House house. The Board voted to revoke the permit on the grounds that the permit was not properly noticed with the Block Book Notification process which means the matter may be back before the Commission at some future date depending on the scope of work the permit holder wishes to pursue.

HISTORIC PRESERVATION COMMISSION:

None

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.

None

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. [2007.0456EBKXV](#) (N. FOSTER: (415) 575-9167)
181 FREMONT STREET – located on the east side of Fremont Street between Mission and Howard Streets, Lot 450 in Assessor's Block 3719 (District 6)– **Informational Presentation** for the onsite 1% public art requirement.
 Preliminary Recommendation: *None – Informational*

SPEAKERS: = Nick Foster – Staff presentation
 + Jeffery Heller – Art installation
 ACTION: None – Informational

10. (M. SMALL: (415) 575-9160)
URBAN DESIGN GUIDELINES – **Informational Presentation** providing an overview and update of the Department's proposed Urban Design Guidelines, community engagement process and input, revisions incorporated into last draft, and introduction to proposed Special Area Design Guidelines.
 Preliminary Recommendation: *None – Informational*

SPEAKERS: + Maia Small – Staff presentation
 + David Winslow – Staff presentation
 - Richard Frisbie – Too vague, misinterpretation
 - Stan Hays – Concerns

- George Wooding- Not staff's finest hour
 - + Jennifer Jones – AIA support
 - + Luke – Context, scale, texture
 - + Karen Pasen – Intent, clear description, context
 - + Jim Zack – Support
 - Jack Edwards- Light wells
 - = Sue Hestor – Issues and concerns
 - Mary Gallagher – Department Work Program, neighborhood specific vs Citywide, vagueness
 - Lisa Fromer – Vague generalities – The UDG now applies to NCDs and NCTs, some R-zoned buildings and Historic Districts, but their vague generalities and modern bent won't guide good development for older residential or historic neighborhoods. An appendix of 33 well-written Special Guidelines was included in the UDG, mostly Eastern and Downtown areas. An offer to write Special Area Guidelines for neighborhood NCDs/NCTs, even in Historic Districts, is unnecessary and redundant. Commercial corridors are part of the residential fabric so the time-tested RDGs provide detailed granularity. The Historic Preservation Guidelines and Article 10 apply to all 13 Historic Districts. Both supersede the UDG. The UDG can become the Potrero Guidelines to fill the gap. Otherwise, exempt all Historic Districts and residential neighborhoods – their own guidelines work just fine!
 - Risa Teitelbaum – Opposition
 - Richard Hood – Liberty Hill
 - Patrick Hobdhal – Dogpatch exempt all historic districts from these guidelines
 - Anastasia Yovouapolous – Historic Districts exemption
 - Ozzie Rohm – Overarching aspect
- Speaker
M.C. Morris
- Paul Webber – UDG's should be taken off calendar indefinitely

ACTION: None – Informational

11. [2016-010340ENV](#) (J. POLING: (415) 575-9072)
500 TURK STREET – northwest corner of Turk Street and Larkin Street, (Assessor's block/lot 0741/002) (DISTRICT 6) – Public Hearing on the **Draft Environmental Impact Report**. The project site is occupied by a one- to two-story, 20- to 30-foot-tall, 7,315-square-foot concrete tire and automobile service building and associated surface parking. The project would demolish the existing building and surface parking and construct an eight-story, 79-foot-tall, 106,000-square-foot building that would contain 107 affordable residential units and one manager's residential unit. Constructed in 1935, the building is individually eligible for listing on the California Register. The project site is located in a Residential-Commercial, High Density (RC-4) District, the North of Market Residential Special Use District No. 1, and 80-T Height and Bulk District.
NOTE: Written comments will be accepted at the Planning Department until 5:00 p.m. on January 16, 2018.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Jeanie Poling – Staff introduction

ACTION: + Corey Smith – Support
Reviewed and Commented

12. [2017-014892PCA](#) (C. GROB: (415) 575-9138)
INCLUSIONARY AFFORDABLE HOUSING PROGRAM AMENDMENT [BOARD FILE NO. 171193]
– **Planning Code Amendment** introduced by Supervisor Peskin amending the Planning Code to amend the Inclusionary Housing Ordinance to remove the requirement that on-site and off-site inclusionary units within a new development be ownership units rather than rental unit, or alternatively, that the project sponsor submit a contract demonstrating that the proposed on-site or off-site units are exempt from the Costa-Hawkins Rental Housing Act; making conforming amendments to Planning Code Section 124; and affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.
Preliminary Recommendation: Approve

SPEAKERS: = Carly Grob – Staff report
+ Lee Hepner, Aide to Sup. Peskin - Amendments
ACTION: Approved as Amended by Staff
AYES: Hillis, Moore, Richards, Fong, Johnson, Koppel, Melgar
RESOLUTION: [20087](#)

13. [2017-013742PCA](#) (D. SANCHEZ: (415) 575-9082)
JACKSON SQUARE SPECIAL USE DISTRICT [BOARD FILE NO. 171108] – **Planning Code Amendment**. Ordinance introduced by Supervisor Peskin amending the Planning Code to regulate restaurant and bar uses in the Jackson Square Special Use 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.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Diego Sanchez – Staff report
+ Lee Hepner, Aide to Supervisor Peskin - Amendments
ACTION: Approved as Amended by Supervisor Peskin
AYES: Hillis, Moore, Richards, Johnson, Koppel, Melgar
NAYES: Fong
RESOLUTION: [20088](#)

- 14a. [2015-012994PRJ](#) (C. ASBAGH: (415) 575-9165)
200-214 VAN NESS AVENUE – east side of Van Ness Avenue between Hayes Avenue and Tom Wadell Place, Lots 010 and 012 in Assessor’s Block 0811 (District 6) – **Informational Presentation** regarding the proposed project to demolish the existing structures and construct a 12-story (above two basement levels), 120-foot tall, approximately 168,200 square-foot building. The project would include 420 student beds, 30 dwelling units (27 replacement units and 3 new units for faculty), and approximately 49,600 square feet of educational and performance space, approximately 4,320 square feet of broadcasting studio space, and 2,600 square feet of ground-floor restaurant/retail space. The project site

is located in the Downtown General Commercial (C-3-G) Zoning District and 96-X Height and Bulk District.

Preliminary Recommendation: None – Informational

SPEAKERS: = Claudine Asbagh – Staff presentation
 + Anne Topia
 + David Stillman – Music conservatory
 + Speaker – Project presentation
 + Phoebe Vanderhorst – Support
 + Iris Bibllovitz – Tenant assurance for rent control
 + Ray – Loss of rent control and vacancy control
 Sue Hestor – Scope of building housing hearing

ACTION: None – Informational

- 14b. [2015-012994GPA](#) (C. ASBAGH: (415) 575-9165)
200-214 VAN NESS AVENUE – Consideration of a Resolution to Initiate a **General Plan Amendment** for Map 5 of the Downtown Area Plan pursuant to Planning Code Section 340. The proposed amendment would amend Map 5 of the Downtown Area Plan in order to change the height designation of Assessor’s Block 811, Lots 10 and 12 from 96-X to 120-X (District 6). The proposed General Plan amendment is related to Planning Code Text and Map amendments to allow the construction of a new building proposed on the subject site.

Preliminary Recommendation: Initiate and Schedule for Adoption on or After February 8, 2017

SPEAKERS: Same as Item 14a.
 ACTION: Initiated and Scheduled a hearing on or after February 8, 2018
 AYES: Hillis, Moore, Richards, Fong, Johnson, Koppel, Melgar
 RESOLUTION: [20089](#)

- 15a. [2015-014876CUA](#) (J. HORN: (415) 575-6925)
749 27TH STREET – south side of 27th Street between Douglas and Diamond Streets; lot 012 of Assessor’s Block 6588 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the tantamount to demolition of an existing two-story detached one-unit dwelling at the front of the property and the alteration of a detached single-family one-unit dwelling at the rear of the property. The project also requests a Variance from the Planning Code for front setback requirements, pursuant to Section 132. The subject property is located within a RH-1 (Residential – House, One Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Jeff Horn – Staff report
 + Doug Shaw – Project presentation
 + Lenore Lowy – Project presentation
 + Lenore – Project presentation
 = Ozzie Rohm – Concerns

ACTION: After hearing and closing public comment;
 Continued to February 22, 2018

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

- 15b. [2015-014876VAR](#) (J. HORN: (415) 575-6925)
749 27TH STREET – south side of 27th Street between Douglas and Diamond Streets; lot 012 of Assessor’s Block 6588 (District 8) – Request for a **Variance** from the Planning Code for front setback requirements, pursuant to Section 132. The project is to allow the tantamount to demolition of an existing two-story detached one-unit dwelling at the front of the property and the alteration of a detached single-family one-unit dwelling at the rear of the property. The subject property is located within a RH-1 (Residential – House, One Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as Item 15a.
 ACTION: After hearing and closing public comment;
 ZA Continued to February 22, 2018

16. [2017-013609CND](#) (D. WEISSGLASS: (415) 575-9177)
668-678 PAGE STREET – north side of Page Street between Steiner and Fillmore Streets; Lot 015 in Assessor’s Block 0843 (District 5) – Request for a **Condominium Conversion Subdivision**, pursuant to Subdivision Code Sections 1332 and 1381, to convert a three-story-over-garage, six-unit building into residential condominiums. The subject property is located 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: = David Weissglass – Staff report
 + Scott Emblede – Project presentation
 + Peter Owens – Project presentation
 + Anna Munoz – Project presentation
 - Dennis Zaragoza – Court judgment
 - Gen Fujioka – Evidence of Iris Canada residency
 - Deepa Varma – Unrepresented in court
 - Dale Smith – Residency
 - Tyler – Residency
 - Tommy Aricola Mecca – Residency
 - Theresa Flandrick – Residency
 - Michael
 - Speaker – Against our general plan
 - Susan Prentiss – Iris was evicted
 - Speaker – Residency
 - Speaker – Senior tenant eviction
 - Gus Brown – Residency
 - Andrew
 - Leila Stanley – Elderly tenant displacement

ACTION: After hearing and closing public comment;
 Adopted a Motion of Intent to Deny and Continued to February 2, 2018

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

17. [2015-005788CUA](#) (D. WEISSGLASS: (415) 575-9177)
[372 7TH AVENUE](#) – east side of 7th Avenue, between Clement Street and Geary Boulevard; Lot 023 in Assessor’s Block 1438 (District 1) – Request for **Conditional Use Authorization** to legalize a Massage Establishment use that is operating as accessory to an existing Medical Service use (dba “Tian Yun Clinic”) at the ground floor of a 3-story mixed-use building in a NC-3 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 Meeting of October 19, 2017)

SPEAKERS: = David Weissglass – Staff report
 + Project Sponsor – Project presentation
 ACTION: Approved with Conditions
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson
 MOTION: [20090](#)

18. [2017-009449CUA](#) (M. DITO: (415) 575-9164)
[1974 UNION STREET](#) – north side of Union Street between Buchanan and Laguna Streets; Lot 012 in Assessor’s Block 0531 (District 2) – Request for **Conditional Use Authorization** to establish a Formula Retail use (d.b.a. The North Face) on the ground floor of a two-story, mixed use building. The proposed use would replace an existing Formula Retail use (d.b.a. Lucy Activewear). The subject property is located within a Union Street Neighborhood Commercial 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: = Matt Dito – Staff report
 + Monica Coaldey – Project presentation
 ACTION: Approved with Conditions
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson
 MOTION: [20091](#)

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.

19. [2016-011929DRP](#) (S. VELLVE: (415) 558-6263)
[575 BELVEDERE STREET](#) – west side of Belvedere Street, between 17th and Rivoli Streets; lot 006 of Assessor’s Block 1286, located within a RH-2 (Residential-House, Two Family) and 40-X Height and Bulk District (District 5) – Request for **Discretionary Review** of Building

Permit Application No. 2016.08.26.6097 proposing to demolish an exterior rear stair and construct a three-story rear horizontal addition and add two off-street parking spaces to the existing single-family residence. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve as Revised
(Continued from Regular Meeting of December 14, 2017)

Note: On December 14, 2017, after hearing and closing public comment, Continued to January 11, 2018 by a vote of +4 -2 (Johnson, Hillis against; Fong absent)

SPEAKERS: = David Lindsay – Staff report
 - DR Requestor – DR presentation
 + Danielle Guza – Project presentation

ACTION: Did NOT Take DR Approved as revised

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

ABSENT: Johnson

DRA: [0573](#)

ADJOURNMENT – 7:20 PM IN MEMORY OF JOE BESS
ADOPTED FEBRUARY 1, 2018