

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 29, 2018

1:00 p.m.

Regular Meeting

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

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

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Aaron Starr, Nick Foster, Jeanie Poling, Laura Ajello, Andrew Perry, Doug Vu, Jessica Range, Jeffrey Horn, Veronica Flores, Elizabeth Watty – Deputy Director of Planning, Jonas 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. 2013.1872DRP (R. SUCRE: (415) 575-9108)
768 HARRISON STREET – located on the north side of Harrison Street between corner of Lapu Lapu and 4th Streets; Lots 033 & 062 in Assessor's Block 3751 (District 6) - Request for **Discretionary Review** of Building Permit Application No. 2014.06.26.9588, proposing demolition of the existing two-story industrial building and new construction of a seven-

story (75-ft tall) mixed-use building with approximately 975 square feet (sq ft) of retail use on the ground floor, 6,199 sq ft of office use on the second floor, and 11 dwelling units on the third thru seventh floors. The proposed project is located in a MUO (Mixed-Use Office) Zoning District and 85-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: Pending

(Proposed Continuance to April 19, 2018)

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 ACTION: Withdrawn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

- 2a. 2016-002728CUA (B. BENDIX: (415) 575-9114)
2525 VAN NESS AVENUE – west side of Van Ness Avenue between Union Street and Filbert Street, Lot 004 in Assessor’s Block 0527 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 253 and 303 to construct an approximately 65-foot tall building of approximately 70,080 square feet containing 28 dwelling units, approximately 2,000 square feet of ground floor retail, and up to 14 off-street parking spaces. The project site is located in a RC-3 (Residential-Commercial, Medium Density) 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: Pending
(Proposed Continuance to May 3, 2018)

SPEAKERS: None
 ACTION: Continued to May 3, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Richards
 ABSENT: Melgar, Moore

- 2b. 2016-002728VAR (B. BENDIX: (415) 575-9114)
2525 VAN NESS AVENUE – west side of Van Ness Avenue between Union Street and Filbert Street, Lot 004 in Assessor’s Block 0527 (District 2) – Request for a **Variance** from the Zoning Administrator to address the requirements for the rear yard (Planning Code Section 134). The project will construct an approximately 65-foot tall building of approximately 70,080 square feet containing 28 dwelling units, approximately 2,000 square feet of ground floor retail, and up to 14 off-street parking spaces. The project site is located in a RC-3 (Residential-Commercial, Medium Density) Zoning District and 65-A Height and Bulk District.
(Proposed Continuance to May 3, 2018)

SPEAKERS: None
 ACTION: Acting ZA Continued to May 3, 2018

- 3a. 2013.1037C (C. MAY: (415) 575-9087)

650 DIVISADERO STREET – southeast corner of Divisadero and Grove Streets; Lot 002B in Assessor’s Block 1202 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 271, 303, 746.10 and 746.11 to permit the development of a 6-story mixed-use building containing 66 residential dwelling units above 26 ground floor parking spaces and 3,528 square feet of commercial uses within the Divisadero Street Neighborhood Commercial Transit (NCT) District, the Fringe Financial Services Restricted Use 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: Approve with Conditions

(Continued from Regular Meeting of December 14, 2017)

(Proposed Continuance to June 21, 2018)

SPEAKERS: None
 ACTION: Continued to June 21, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Richards
 ABSENT: Melgar, Moore

- 3b. 2013.1037V (C. MAY: (415) 575-9087)
650 DIVISADERO STREET – southeast corner of Divisadero and Grove Streets; Lot 002B in Assessor’s Block 1202 (District 5) - Request for **Rear Yard Modification** pursuant to Planning Code Section 134 to permit the development of a 6-story mixed-use building containing 66 residential dwelling units above 26 ground floor parking spaces and 3,528 square feet of commercial uses within the Divisadero Street Neighborhood Commercial Transit (NCT) District, the Fringe Financial Services Restricted Use District and 65-A Height and Bulk District.
 (Continued from Regular Meeting of December 14, 2017)
(Proposed Continuance to June 21, 2018)

SPEAKERS: Same as 3a.
 ACTION: Acting ZA Continued to June 21, 2018

B. COMMISSION MATTERS

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

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

- [Draft Minutes for March 15, 2018](#)

SPEAKERS: None
 ACTION: Adopted as Amended
 AYES: Fong, Hillis, Johnson, Koppel, Richards

ABSENT: Melgar, Moore

5. Commission Comments/Questions

Commissioner Richards:

A few things I read this week and I'm actually trying to get the actual number, if you think it's a little more crowded here in San Francisco it actually is. The Census came out with a revised population number, and John -- 882,000? 884,000?

Director John Rahaim:

I think it's 886,000.

Commissioner Richards:

886,000, the highest it has been I believe ever. A couple of things, we had an item on our agenda two weeks ago about the change in State Law that's impact on San Francisco Zoning. I understand, I saw today in the news that the LA City Council voted unanimously 11-0 to oppose SB-827. Also there's an interesting article here in the Examiner on a ballot initiative around affordable housing. I actually read the ballot initiative and kind of scratched my head because I don't understand. It seems superfluous to two existing laws our local law and as of right a 100% Affordable Housing as well as SB 35, which would be because were not producing enough affordable housing it will administratively approve affordable housing. So, I would like staff -- and like Ms. Rogers did, tell us what the impact of the proposed ballot measure is. I don't understand it. Why -- why people are spending a ton of money on something that looks like we already have covered. So -- and I think that's a permissible thing we could do.

Director John Rahaim:

I'm sorry is this a State Ballot measure?

Commissioner Richards:

No this is a Charter Amendment to the city. I'll give you the paper here. I read it, but I just don't quite understand what the point of it is.

Director John Rahaim:

Ok.

Commissioner Richards:

The other thing is the New York City vacancy rate, we talked about vacancy here. In the New York Daily News this week, the fastest growing neighborhood in New York City is not one of the five boroughs it's actually the vacant units. They grew 35 percent since the last Census Bureau Housing and Vacancy Survey and they total 247,000 units sitting vacant. There is a Census Bureau's Housing and Vacancy Survey, not sure, John, if that is a federal or a New York City thing, but I know we talked about Rental Registry, Vacancy Report, but maybe we can look into it because it shows that the unoccupied units have ballooned by 65,000 or 35 percent of New York City's housing stock. That's a total of 11% of units in New York City sitting vacant, 11 percent, even with rents at record levels. So, the editorial goes on to talk about how they recommended the City slap a surcharge on temporary

occupancy. Either the person moves in full-time to the units that are entitled or they will have to pay a charge or give it up, and the charge will go to an affordable housing fund. I think that's an interesting proposition.

We adopted the Design Guidelines last week and there were a couple of things that I think we omitted and I actually called some folks on staff and I said we talked about this prior. One of them was to provide a checklist on all projects to make sure that we understand how they comport to the Design Guidelines, but Mr. Joslin said, when we did the tour of Noe Valley, he – the purpose was that the – unless there is an extraordinary circumstance, the project should comport with the Design Guidelines and we were not going to have stuff half in and half out that we get to about 100 percent on new projects. I want to make sure we go back and revisit that or at least adopt it as policy or have a discussion on it so that we are all clear on that.

Lastly, I got something from Mission Local today and apparently the oldest house in San Francisco sits on Hampshire Street and I don't know if you have heard but the people that used to own a lot of land in the Mission, the last name was Treat, T-R-E-A-T. They built the house in 1855, probably one of the oldest houses in the city and it was sold recently and actually they displaced a Salvadoran family that was there 36 years. So somebody brought the property. There's been an Ellis Act Eviction in action since 2013 and finally they moved out and now the property is being listed but in the meantime, this is a Category A Historical Resource had a lot of work done without permit yet none of that came to the Planning Department for review and there were external changes. So John, I'll leave this with you for the Enforcement Team. I read the PIM and there isn't an enforcement act from DBI's Point of view, but it appears to me like the Planning Department never knew about it. It's being listed today for quite a bit of money. The oldest – one of the oldest houses.

Commissioner Koppel:

Yes I would like to echo Commissioner Richards' request for a little bit more information on the affordable housing measure. I just want to make sure we, especially us, we are clear what we are looking at and also what the public is looking at. If we're already kind of trying to move affordable housing forward, what are we really looking at as far as this language? As far as vacancies go, I was wondering if we could do a small case study. Not to pick on or pick out any projects specifically, but I was down on the Dogpatch the other day and I was and going pass the 1010 Potrero project, it was approved, it's complete. I'm curious for that project specifically is it – is it fully occupied? Is it half occupied, is it a quarter occupied? We do hear on a weekly basis that we need to expedite housing approvals and move them forward faster and faster but what's really happening. What about the projects that are already done? Are they full or are they at 100 percent capacity? I think it would be a good indicator where we are actually really at as opposed to just thinking we know where we are at.

Also I wanted to bring up something that came up during public comment last week. There were some comments regarding modular and factory built housing and the fact whether it complies with local building code or not. I don't see that as a Planning or Land Use issue but I do see it as an inspection issue. And since we are having a joint hearing with the Building Inspection Commission hearing in two weeks, I think it would be an

appropriate time just to bring it up there. I do understand that we have a pretty full agenda later on with Central SOMA and what not, but I really think when it comes to inspections and building code issues it's a matter of a person's and property's safety for the residents and the neighbors. So, hopefully we can add that to the agenda.

Commissioner Richards:

I have just one comment on my fellow Commissioner Koppel's just most recent comment. It's interesting, that would be something I think we could tuck into our discussion on why housing is not getting built, is it construction cost, could we do modular, how can we bring things faster, I think it would be a really good topic to chat about with the BIC.

President Hillis:

Sure agreed and we'll look to add that to the calendar if time permits.

C. DEPARTMENT MATTERS

6. Director's Announcements

None

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

None

D. 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.

SPEAKERS: Rev. Amos Brown – 1550 Evans Community Center
 Steve Good – Southeast Community Facility
 Al Norman – 1550 Evans Community Center
 James Bryant - 1550 Evans Community Center
 Oscar James - 1550 Evans Community Center
 Kimberley Hill-Brown - 1550 Evans Community Center
 Joyce Armstrong – Shame on you
 Neola Gans - 1550 Evans, Abuse of power
 Gwendalyn Jackson Fagan – Let our vision continue
 Linda Richardson - 1550 Evans
 Eddy Zheng – Honor the agreement
 Dorothy Kelley – Land grab
 Speaker – 1550 Evans
 Speaker – Move the project forward

Laurel Winslor – Flower Mart
 Dana Delara – Flower Mart
 Claire Marie Johnston – Flower Mart
 Eleanor Gerber-Siff – Flower Mart
 Sylvia Burgess – Flower Mart
 Joanne Abernathy – 1550 Evans
 Mr. Moore – CPC should direct the Department to move ahead with the approved project
 Kimberly – We want the Plan to continue
 Speaker - Appalled
 Laura Clark – Housing related bill analysis
 Kurt Rhimes – Private developer interest over a community
 Steven Buss – SB 827, 1266 Hampshire St.
 Latty Titus – 1550 Evans
 Ashley Rhoades - 1550 Evans
 Dr. Patrice Rogers – 1550 Evans
 Pastor John Versas – We want to stay in the city
 Tina Marrero – 1550 Evans
 Dr. Veronica Honeycutt – What you do in the dark comes out in the light
 Sue Hester – 1266 Hampshire

E. 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.

8. [2018-003109PCA](#) (A. STARR: (415) 558-6362)
EXTENDING LOWER POLK ALCOHOL RESTRICTED USE DISTRICT FOR FIVE YEARS [BOARD FILE NO. 180190] – **Planning Code Amendment** introduced by Supervisor Peskin to amend the Planning Code to extend the Lower Polk Street Alcohol Restricted Use District to June 1, 2023; to expand the circumstances in that District when temporary closures of Liquor Establishments are not considered abandonment of such uses, and provide that such temporary closures in that district are not considered an enlargement alteration intensification, abandonment, or change of use, provided that any demolition permits required for the repair, renovation, or remodeling work have been approved January 1, 2018; 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: = Aaron Starr – Staff report
 + Lee Hepner, Aide to Sup. Peskin’s – Additional 5 years
 + John Nulty - Support
 + Michael Nulty - Support

ACTION: Approve with Modifications as amended as replacing one year with 18 months.
 AYES: Fong, Hillis, Johnson, Koppel, Richards
 ABSENT: Melgar, Moore
 RESOLUTION: [20147](#)

9. [2018-001189IMP](#) (N. FOSTER: (415) 575-9167)
505 HOWARD STREET – east side of Howard Street between 1st and 2nd Streets, Lot 183 in Assessor’s Block 3736 (District 6); Informational presentation on Lehigh University’s Abbreviated **Institutional Master Plan (IMP)**, pursuant to Planning Code Section 304.5. Receipt of this IMP does not constitute approval or disapproval of any proposed projects contained in the IMP by the Planning Commission. The Abbreviated IMP contains information on the nature and history of the institution, the location and use of affiliated buildings, and development plans. The Abbreviated IMP is available for viewing on the Planning Department’s website at: <http://www.sfplanning.org>, click on “Resource Center”, then “Department Publications A-Z”, then scroll to “I” for Institutional Master Plans. The IMP is also available for public viewing at the Planning Department’s Public Information Center located at 1660 Mission Street, 1st Floor, and at the Department’s reception area located at 1650 Mission Street, 4th Floor.

Preliminary Recommendation: None – Informational

SPEAKERS: = Nick Foster – Staff presentation
 + Dr. Samantha Daywall – Project presentation
 ACTION: Closed the Public Hearing

10. [2016-010340ENV](#) (J. POLING: (415) 575-9072)
500 TURK STREET – northwest corner of Turk Street and Larkin Street, (Assessor’s block/lot 0741/002) – Certification of the **Final Environmental Impact Report**. The project site is occupied by a one- to two-story, 20- to 30-foot-tall, 7,315-square-foot 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 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: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on January 16, 2018. Public comment will be received when the item is called during the hearing; however, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify

SPEAKERS: = Jeanie Poling – Staff report
 + John Nulty – Concur with final EIR
 + Michael Nulty – Support
 ACTION: Certified
 AYES: Fong, Hillis, Johnson, Koppel, Richards

ABSENT: Melgar, Moore
 MOTION: [20148](#)

- 11a. [2016-003836CUA](#) (L. AJELLO: (415) 575-9142)
114 LYON STREET – east side of Lyon Street between Oak and Page Streets; Lot 020 in Assessor’s Block 1220 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to legalize the merger of four dwelling units into two dwelling units. The proposed project would legalize the merger of four dwelling units into a 3,096 sq. ft. dwelling and a 341 sq. ft. studio unit behind the garage in a four-story residential building. The subject property is 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: Disapprove
 (Continued from Regular hearing on March 22, 2018)
Note: On October 19, 2017, after hearing and closing public comment, Continued to December 21, 2017 by a vote of +4 -0 (Johnson, Melgar, Moore absent). On December 21, 2017, without hearing, Continued to February 8, 2018 by a vote of +6 -0 (Johnson absent). On February 8, 2018, without hearing, Continued to March 8, 2018 by a vote of +7 -0. On March 8, 2018, without hearing, Continued to March 22, 2018 by a vote of +7 -0. On March 22, 2018, without hearing, Continued to March 29, 2018 by a vote of +5 -0 (Fong, Hillis absent).

SPEAKERS: = Laura Ajello – Staff report
 + Tom Tunney – Lessen sq. ft. threshold
 + Pat Buscovitch – Threshold for intake
 ACTION: Approved with Conditions as amended to include that any Interior modifications be routed to Preservation staff at the PIC for review of the loss of original features and determine if intake is required.
 AYES: Fong, Hillis, Johnson, Koppel, Richards
 ABSENT: Melgar, Moore
 MOTION: [20149](#)

- 11b. [2016-003836VAR](#) (L. AJELLO: (415) 575-9142)
114 LYON STREET – east side of Lyon Street between Oak and Page Streets; Lot 020 in Assessor’s Block 1220 (District 5) - Request for **Variance**, pursuant to Planning Code Section 134(c), to legalize the construction of a deck and stair located the rear yard of the 4-story four-unit residential building. The subject property is within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular hearing on March 22, 2018)
Note: On October 19, 2017, after hearing and closing public comment, ZA Continued to December 21, 2017. On December 21, 2017, without hearing, Acting ZA Continued to February 8, 2018. On February 8, 2018, without hearing, Acting ZA Continued to March 8, 2018. On March 8, 2018, without hearing, Acting ZA Continued to March 22, 2018. On March 22, 2018, without hearing, Acting ZA Continued to March 29, 2018.

SPEAKERS: Same as item 11a.

ACTION: Acting ZA closed the public hearing and took the matter under advisement.

- 12a. [2015-015203DNX](#) (A. PERRY: (415) 575-9017)
135 HYDE STREET – west side of Hyde Street between Turk Street and Golden Gate Avenue, Lot 002 in Assessor’s Block 0346 (District 6) – Request for **Downtown Project Authorization**, pursuant to Planning Code Section 309, with exceptions to requirements for Rear Yard (Section 134) and Reduction of Ground-Level Wind Currents (Section 148). The project would demolish the existing one-story, 4,950 square-foot building last used as an automotive repair garage, and construct a new 8-story over basement, 80-foot tall mixed-use building with approximately 45,322 gross square feet. The proposed building would include 69 dwelling units with approximately 3,336 square feet of common open space for residents, 940 square feet of ground-floor commercial space, a basement garage with 18 vehicle parking spaces and 1 car-share space, 69 Class 1 bicycle parking spaces in the garage, and 6 Class 2 bicycle parking spaces along Hyde Street. The project site is located in the Downtown General Commercial (C-3-G) Zoning District, 80-X Height and Bulk District, and within the Downtown Plan Area. 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
 + Clement T. Zar – Project presentation
 - John Nulty – Limited outreach
 - Michael Nulty - Heights and concerns
 + Marianne Sullivan – Support

ACTION: Approved with Conditions to include:
 1. Material palette outlined by the architect to be implemented;
 2. Two total car share spaces; and
 3. Mitigate the number of nested bedrooms.

AYES: Fong, Hillis, Johnson, Koppel, Richards

ABSENT: Melgar, Moore

MOTION: [20150](#)

- 12b. [2015-015203VAR](#) (A. PERRY: (415) 575-9017)
135 HYDE STREET – west side of Hyde Street between Turk Street and Golden Gate Avenue, Lot 002 in Assessor’s Block 0346 (District 6) – Request for **Variance** from exposure requirements of Planning Code Section 140, for 31 of the 69 proposed dwelling units in the project. These dwelling units face onto a proposed courtyard within the project, but do not meet the strict Code requirements of this Section; therefore a Variance is required. The project would demolish the existing one-story, 4,950 square-foot building last used as an automotive repair garage, and construct a new 8-story over basement, 80-foot tall mixed-use building with approximately 45,322 gross square feet. The proposed building would include 69 dwelling units with approximately 3,336 square feet of common open space for residents, 940 square feet of ground-floor commercial space, a basement garage with 18 vehicle parking spaces and 1 car-share space, 69 Class 1 bicycle parking spaces in the garage, and 6 Class 2 bicycle parking spaces along Hyde Street. The project site is located

in the Downtown General Commercial (C-3-G) Zoning District, 80-X Height and Bulk District, and within the Downtown Plan Area.

SPEAKERS: Same as item 12a.

ACTION: Acting ZA closed the public hearing and indicated an intent to Grant

13. [2014-002033DNX](#) (D. VU: (415) 575-9120)
429 BEALE STREET (ALSO 430 MAIN STREET) – midblock between Harrison and Bryant Streets, Lots 305 & 306 in Assessor's Block 3767 (District 6) – Request for **Downtown Project Authorization**, pursuant to Planning Code Section 309.1, with an exception from the dwelling unit exposure requirement of Planning Code Section 140, to demolish an existing 35,625 sq. ft. commercial building, merge both parcels, and construct a new 140,280 sq. ft., nine- to ten-story and 84 ft. tall residential building containing 144 dwelling units, 10,800 sq. ft. of open space, 111 indoor bicycle parking spaces, and a 17,720 sq. ft. underground garage with 72 accessory automobile parking spaces. The subject property is located within a RH-DTR (Rincon Hill – Downtown Residential) Zoning District and 84-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:

- = Doug Vu – Staff report
- = Craig Young – Project presentation
- = Strachan Forgan – Design presentation
- Gustavo Lim – Opposed
- Cecilia Lim – Opposed, health concerns
- Cynthia Montez – Fresh air
- Reid Cullina – Negative health impacts
- Johan Majoor – Design
- Debbie Gould – Healthy environment
- Debra Garfinkle – Better than a wall
- Norm Fung – Needs additional consideration
- Collin Reed - Opposed
- Evan Hourigan – Air quality
- Dan Hymns – Air quality
- Kathy Espinoza – Opposed
- + Kayla Espinosa – Support
- Margaret Gunn – Health and environmental concerns
- Adam Mastery – Health issues
- + Kristen Haw - Support
- + Speaker – Support
- + Richard Lighter – Support
- + Del Seymour – Affordable housing is gold in the city
- + Cameron Motor – Support
- Ciaran MacGouan – Light and air
- Gary Winter – Five feet from our building
- Reanna Miranda – Environmental review

+ George Zias – Activation, street activity
 + Joseph Kenan M.D. – More housing
 + Andrew Scott – Support
 + Corey Smith – Support
 + David Hatfield – Illuminate
 + Brian Biehl - Support
 + Warden Hardy – Jobs
 + Vicente Rivero – Work
 + Speaker – Union support
 + Max Ghenis – Support
 + Diego Hernandez – Union support
 + Eileen Tillman – Housing, affordable housing
 + David Gould – More housing
 + Chris Whelan - Support
 + Tom White – Air quality, traffic, with shade
 + Steven Buss – Support
 + Katy Liddell – Support
 - Steve Williams – Project design
 = Jessica Range – Response to question

ACTION: After hearing and closing public comment; a motion to Approve with Conditions failed +3 -2 (Koppel, Richards against; Melgar, Moore absent); Continued to May 10, 2018 to consider alternative design solutions.

AYES: Fong, Hillis, Johnson, Koppel, Richards

ABSENT: Melgar, Moore

14. [2017-005992CUA](#) (J. HORN: (415) 575-6925)
48 SATURN STREET – north side of Saturn Street between Temple Street and Upper Terrace, Lot 005 in Assessor’s Block 2627 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.77 and 303(c), to construct a new 39-foot tall, foot two-family dwelling on a vacant lot. The project site is located 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

(Continued from Regular hearing on March 22, 2018)

Note: On December 21, 2017, Adopted a Motion of Intent to Disapprove, Continued to March 8, 2018 by a vote of +6 -0 (Richards recused). On March 8, 2018, without hearing, Continued to March 22, 2018 by a vote of +7 -0. On March 22, 2018, without hearing, Continued to March 29, 2018 by a vote of +6 -0 (Fong absent).

SPEAKERS: = Jeff Horn – Staff report
 + John Kevlin – Project presentation

ACTION: After hearing and closing public comment; rescinded their Motion of Intent to Disapprove by a vote of +5 -0 (Melgar, Moore absent); and Approved with Conditions.

AYES: Fong, Hillis, Johnson, Koppel, Richards

ABSENT: Melgar, Moore

MOTION: [20152](#)

15. [2016-010185CUA](#) (V. FLORES: (415) 575-9173)
 160 CASELLI AVENUE – between Danvers and Clover Streets, Lot 008 in Assessor’s Block 2690 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [317](#) to allow demolition an existing single-family residence and illegal structure at the rear of the property and removal of an unauthorized dwelling unit. The proposal includes new construction of a 3-story 2-unit structure at the front of the property within the RH-2 (Residential, 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\(h\)](#).
 (Continued from Regular hearing on March 8, 2018)

SPEAKERS: = Veronica Flores – Staff report
 + Alice Barkley – Project presentation
 + Karen Lee – Sponsor presentation
 + Ben Wright – Sponsor presentation
 - Michael Buck – Preservation of the cottage
 + Sidney Gage - Support

ACTION: After hearing and closing public comment; Continued to April 12, 2018.

AYES: Fong, Hillis, Johnson, Koppel, Richards

ABSENT: Melgar, Moore

16. [2016-004946ENX](#) (E. SAMONSKY: (415) 575-9112)
 280 7TH STREET – located on the western side of 7th between Folsom and Howard Streets, Lot 290 in Assessor’s Block 3730 (District 2) – Request for a **Large Project Authorization (LPA)**, pursuant to Planning Code Section 329, for the new construction of a six-story (65 feet in height), mixed use building and a five-story 951 feet in height) residential building (collectively measuring approximately 25,602 gsf) with a total of 20 dwelling units, approximately 861 square feet of ground floor commercial space, 21 Class 1 bicycle parking spaces and 4 Class 2 bicycle parking spaces, and private and common open space. Under the LPA, the project is seeking a modification to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); and, 3) ground floor active use (Planning Code 145.1). The subject property is located within a WMUG (WSoMa Mixed Use-General) Zoning District and 65-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: = Mark Loper – Continuance

ACTION: Continued Indefinitely

AYES: Fong, Hillis, Johnson, Koppel, Richards

ABSENT: Melgar, Moore

F. 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.

17. [2016-000017DRP](#) (E. SAMONSKY: (415) 575-9112)
43 EVERSON STREET – south side approximately 150 feet east of the intersection with Beacon Street, Lot 024 in Assessor’s Block 7542 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2016.01.27.8097 proposing construction of a three-story horizontal rear addition, addition of an accessory dwelling unit and remodel the front facade and interior of a 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\(h\)](#).
 Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not Take DR and Approve

SPEAKERS: None
 ACTION: Took DR and approved per the mutual agreement to reduce the depth of the rear most wall four feet, preserving the notch.
 AYES: Fong, Hillis, Johnson, Koppel, Richards
 ABSENT: Melgar, Moore
 DRA: [0587](#)

ADJOURNMENT – 6:34 PM
 ADOPTED APRIL 12, 2018