

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, May 10, 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 1:06 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Doug Vu, David Lindsay, Rich Sucre, Seema Adina, Elizabeth White, Steve Wertheim, Paolo Ikezoe, Joshua Switzky, 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. 2009.1011DRP (L. HOAGLAND: (415) 575-6823)
1863 MISSION STREET – east side of Mission Street between 14th and 15th Streets; Lot 033 in the Assessor's Block 3548 (District 9) – Request for **Discretionary Review** of Building Permit Application 2006.03.27.7548 within the NCT (Mission Street Neighborhood Commercial Transit) and 40-X and 65-X Height and Bulk Districts. The proposal includes the construction of a four- to seven-story, 37,441 sq. ft. mixed-use building with 37

dwelling units, approximately 1,425 sq. ft. of ground floor retail use, and 16 off-street parking spaces on a vacant lot. The Project requires a variance for Rear Yard and Commercial Street Frontage (from Planning Code Section 134) from the Zoning Administrator. 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: Do Not Take DR and Approve the Project as Proposed.

(Proposed Continuance to May 17, 2018)

SPEAKERS: None

ACTION: Continued to May 17, 2018; Acting ZA Continued Variance to May 17, 2018

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

ABSENT: Richards

2. 2014-001400ENX (E. SAMONSKY: (415) 575-9112)
2750 19TH STREET – located at the northeast corner of Bryant and 19th Streets, Lot 004A in Assessor's Block 4023 (District 10) - Request for a **Large Project Authorization**, pursuant to Planning Code Section 329, for the demolition of an existing industrial building, with the exception of the brick facade, and new construction of a six-story, 68-foot tall, mixed-use building (measuring approximately 74,446 square feet) with 60 dwelling units, approximately 7,471 square feet ground floor retail, 24 below-grade off-street parking spaces, one car-share parking space, 84 Class 1 bicycle parking spaces, and 13 Class 2 bicycle parking spaces. The Project includes 4,800 square feet of common open space roof deck. Under the LPA, the project is seeking an exception to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); 3) street frontage (Planning Code Section 145.1). The project site is located within the UMU (Urban Mixed-Use) and 68-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 Meeting on March 15, 2018)

Preliminary Recommendation: Approve with Conditions

Note: On November 20, 2017, after hearing and closing public comment, continued to January 25, 2018 by a vote of +5 -1 (Johnson against; Hillis absent). On January 25, 2018, after hearing and closing public comment, continued to March 15, 2018 by a vote of +4 -1 (Melgar against; Fong, Johnson absent). On March 15, 2018, without hearing, continued to May 10, 2018 by a vote of +6 -0 (Melgar absent).

(Proposed Continuance to June 7, 2018)

SPEAKERS: None

ACTION: Continued to June 7, 2018

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

ABSENT: Richards

3. [2017-010156DES](#) (F. MCMILLEN: (415) 575-9076)
MINT-MISSION CONSERVATION DISTRICT – (Assessor's Block 3704, Lots 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, 144; Assessor's Block 3725, Lots 087, 088) (District 4) – **Review and Comment** on the Designation of the

Mint-Mission Conservation District as an Article 11 Conservation District pursuant to Section 1107 of the Planning Code. The district is bound by Stevenson Street to the north, Mint and 5th streets to the east, Mission and Minna streets to the south and 6th Street to the west. The Mint-Mission Conservation District encompasses a cohesive concentration of reinforced concrete and brick masonry buildings constructed between 1906 and 1930. The District retains a mix of residential hotels, small-scale commercial buildings, warehouses and manufacturing facilities reflective of the area's role as the center of industrial production in San Francisco and the major supplier of mining equipment, heavy machinery and other goods to the western states. The District is comprised of twenty-two properties, nineteen of which include contributing resources. The Mint Mission Conservation District is located in the C-3-G-Downtown General zoning district and 90-X Height and Bulk district.

Preliminary Recommendation: Review and Comment

(Proposed Continuance to June 7, 2018)

SPEAKERS: None
 ACTION: Continued to June 7, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

4. 2017-003299DRP-03 (L. HOAGLAND: (415) 575-6823)
1782 QUESADA AVENUE – northeast side of Quesada Avenue between Newhall and 3rd Streets; Lot 027 of Assessor's Block 5327 (District 10) - Requests for **Discretionary Review** of Building Permit Application 2017.03.08.0963 within a RH-2 (Residential, House – Two Family) and 40-X Height and Bulk District. The proposal includes the construction of a three-story over basement, two-residential dwelling unit building on a vacant lot. The Project includes a 1,358 square foot, 3-bedroom, 2-bath unit and a 1,567 square foot, 3-bedroom, 2-bath unit, a two-car garage and a roof deck. 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

(Proposed Continuance to June 14, 2018)

SPEAKERS: None
 ACTION: Continued to June 14, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

5. 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 a 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).

Preliminary Recommendation: Disapprove

(Continued from Regular hearing on April 12, 2018)

Note: On March 29, 2018, after hearing and closing public comment, continued to April 12, 2018 by a vote of +5 -0 (Melgar, Moore absent). On April 12, 2018, without hearing, continued to May 10, 2018 by a vote of +6 -0 (Hillis absent).

(Proposed Continuance to June 21, 2018)

SPEAKERS: None
 ACTION: Continued to June 21, 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. [2018-000622CUA](#) (M. CHANDLER: (415) 575-9048)
387 ARGUELLO BOULEVARD – northwest corner of Clement Street and Arguello Boulevard; Lot 017 in Assessor’s Block 1432 (District 1) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 716 to permit change of use from Retail Grocery to Retail Grocery and Restaurant Use at an approximately 658 square foot tenant space within the Inner Clement Street NCD (Neighborhood Commercial District) Zoning District and a 40-X Height and Bulk district. The existing Retail Grocery establishment with ABC license type 21 for off-sale general will be retained, and a Restaurant Use will be added to the existing tenant space. Conditional Use Authorization would permit on-sale beer and wine for operation as a bona fide eating establishment for the newly established Restaurant Use, pending approval of ABC license type 41. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20180](#)

C. COMMISSION MATTERS

7. Consideration of Adoption:
 • [Draft Minutes for April 26, 2018](#)

SPEAKERS: None

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

8. Commission Comments/Questions

Commissioner Richards:

I just got here a second ago. I was on vacation last week and I got to read a lot so it's going to be a couple of minutes here. I don't know if you saw on Sunday, Kathleen Pender did an article on the out-migration and in-immigration of the Bay Area. It's an interesting article where the domestic out-migration was a minus 46,000 citizens but was made up by international migration at 58,000, so we actually had net increase in population. The survey that they did said that the concentration of people leaving were people that mainly worked in retail, transportation and food prep, so they were lower wage workers. The inflow actually they - - on the survey, I think it was American community survey, they had advanced degrees, they were highly skilled and they were high earners. We have this turn going on where the lower wage folks are leaving and the higher wage folks are coming in. That's why we still have real estate going the way it is in terms of the increase. Interestingly enough, it also mentions in the article, federal tax law and what it might do to help migration from this state and other states. I actually, when they passed the tax law, I cut this out of the "New York Times" and it talks about how we're going to turn Texas blue and I thought how am I ever going to mention that in Commission comments? Well here it is. When they're talking about out-migration because of taxes and they are talking about in-migration to other states because of people leaving from California, they talked about how states like California, New York and Illinois are actually turning states like Arizona, Texas, North Carolina and Florida, more blue, because more liberal people are leaving to go to more conservative areas. This case in point, from California, we had 91,000 residents move to Arizona last year of their increase in population of 121,000 so most people moved from California to Arizona and Arizona's population increased. Texas, we were about half, they increased to 130,000 we were 130,000 to that. And what had also -- if I can string this all together, North Carolina, New York actually made up the majority at 70,000 of their 101,000 increase in population. I was reading this over the vacation about displacement and of all places Durham, North Carolina was mentioned in New York Times about African-Americans don't feel at home anymore in Durham because people from out of the state are moving in and displacing them. There's a lot of development happening downtown in Durham. It's an interesting read. It's not just San Francisco, it's not just a place like New York, it's Durham, North Carolina as well.

The last one really surprised me. First term Congressman Ro Khanna who is a congressman from Silicon Valley. He spent his vacation going to of all places, West Virginia and I'm from Western Pennsylvania so I know what West Virginia is like. Not a place I really want to live. He said that in his visit to West Virginia, he actually visited West Virginia Tech and he's going there because he said "A wide swath of the U.S. has left out of the innovation economy and are growing resentful of it." So here we are in the coast growing like crazy, you know housing boom, job boom and there are places that are just stagnating. He says in the article, he says "We need to give opportunities to these other areas by not giving these folks workable solution and having them actually find a place in the U.S., in the economy, it's creating some sociopolitical issues" and we all know what that is, it's 1600

Pennsylvania Avenue. So the concentration of prosperity into a handful of regions is causing problems nationally. We may feel like winners, but I think in the overall game of life, we're probably ending up losers because you can see what we're dealing with in Washington. Case in point and these are the facts that he used. When we came out of the 1990 recession, half the new business startups were concentrated in 125 counties in the U.S. Coming out of the great recession in 2008, that number went down to only 20 counties in the U.S., 20, do you know how many counties there are in the U.S., 3,007. So let's talk about the bubble that we live in and that's really what the whole point of the article was. He said "The arrogance that people have in blue areas, such as us, is really causing an incredible backlash." This is coming from his trip. He said, "There is a real cost of growth, the biggest one is political". He said he's known -- the editorial said, he's known to sermonized about the ceiling estimate industries concentrating so many jobs that can be done anywhere by anyone with any kind of training with basic skillsets in outrageously expensive and congested places like Silicon Valley and San Francisco and the district that he represents. That's a really interesting point from a congressman who represents a very rich district, saying this is not sustainable, not just from a - we can't keep workers here in the congressional district that I represent, but for the U.S., probably not sustainable because this resentment keeps building. So anyways, tying some articles together, that's growth, the good, the bad and the ugly.

D. DEPARTMENT MATTERS

9. Director's Announcements

None

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

LAND USE COMMITTEE:

Aaron Starr:

• **180117 Planning Code - Increasing the Transportation Sustainability Fee for Large Non-Residential Projects.** Sponsor: Peskin. Staff: D. Sanchez.

At Monday's Land Use hearing, the Committee heard an ordinance, sponsored by Supervisor Peskin that would increase the Transportation Sustainability Fee for Large Non-Residential Projects by \$5.00.

Commissioners, you have not had the opportunity to hear this item. Originally scheduled for April 12, the item was moved to April 19 because of Central SoMa; however, when that happened the noticing for the item was not also moved to the 19th. Since it was not properly noticed for the 19th, it could not be heard on that date. Staff immediately altered the Supervisor's office upon learning about the noticing error, and requested additional time in order to bring this item before you; however that request was denied.

Staff has significant concerns about how this fee increase impacts the feasibility of projects, particularly in Central SoMa. At the hearing, Director Rahaim requested that the

Committee continue to the item to allow the Planning Commission to hear it at their May 17 hearing, and Lisa Chen of Planning Department Staff presented her analysis of the proposed fee increase. Committee members had several questions about the analysis, and in the end were concerned enough that they did not move the item forward. The Committee continued the item to May 21st. This will allow this Commission the opportunity to review this item next week on May 17.

FULL BOARD:

- **180086 Planning Code - Legitimization and Reestablishment of Certain Self-Storage Uses.**
Sponsor: Kim. Staff Butkus. Passed First Read

INTRODUCTIONS:

- **BF TBD Planning Code - Permit Review Procedures and Zoning Controls for Neighborhood Commercial Districts in Supervisorial Districts 4 and 11.** Sponsor Tang and Safai. Staff: TBD.

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.

SPEAKERS: Georgia Schuttish – Development process
Dana De Laura – Flower Mart
Laura Clark – Housing Accountability Act

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

11. [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

(Continued from Regular hearing on March 29, 2018)

Note: On March 29, 2018, 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 by a vote of +5 -0 (Melgar, Moore absent).

- SPEAKERS:
- = Doug Vu – Staff report
 - + Craig Young – Project presentation
 - + Speaker – Sponsorships, BMR housing
 - + Victoria Westbrook – Community commitment, BMR housing
 - + Joseph Keenan – Formerly homeless
 - + Aaron Nelson – Access to housing
 - + Edward Birens – Sponsorships, neighborhood commitments
 - Tina King – Opposed
 - Bea Berman – Needs and welfare of existing residents
 - Mary Melgar – Larger the notch the better
 - + Speaker – Right developers
 - Cecilia Lim – Alternative design
 - Speaker – Air pollution, light and air
 - + Brian Beal – Need for housing, good design
 - + Gaylord Hernandez – Union support
 - Marlene – Opposed to current design
 - + David Hatfield – Support
 - Speaker – Not listening to neighbors
 - + Steven Buss – Housing crisis
 - Gary Winter – Baycrest residents have to live with this forever
 - Aaron Gladser – Build something that doesn't hurt current residents
 - Speaker – Opposed to current design
 - Speaker – Two building design
 - Henry Kleinhaus – Opposed
 - Allison Benz – Opposed
 - + Eilleen Tillman – Support
 - Gustavo Leao – We can do better
 - + Milo Trauss – Commissions responsibility
 - Adam Masry – recommended alternatives
 - Michael Kong – Negative impact
 - + Laura Clark – Housing insecure
 - Speaker – Death trap
 - + Giovanni Hernandez – Union jobs
 - + Speaker – Support
 - + Timothy Rife – Union support
 - + Paula Pritcher – Support
 - Speaker – Opposed
 - Regina Olaga – Opposition
 - Jim Oselino – Opposition
 - + Valerie Aurora – Support
 - + Tom White – Support

- Alexander – Swimming pool, open space
 - Speaker – Opposition, aggregate new shadow
 - + Todd David – Result of community meetings
 - Judy Chang – Loss of property value
 - Steven Williams – Urban Design Guidelines
- ACTION: After hearing and closing public comment; a motion to Continue to May 24, 2018 failed +3 -4 (Fong, Johnson, Koppel, Moore against) and a motion to Approved with Conditions as amended including a 45' separation for top four floors failed +3 -4 (Moore, Richards, Melgar, Hillis against); Continued to May 24, 2018
- AYES: Fong, Hillis, Johnson, Melgar, Richards
- NAYS: Koppel, Moore

12. [2017-014693CUA](#) (S. ADINA: (415) 575-8722)
2230-2234 POLK STREET – southeast corner of Polk Street and Green Street; lot 015 of Assessor's Block 0549 (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 303.1 and 723 to establish a Formula Retail Limited Restaurant (d.b.a. Philz Coffee) within the Polk Street NCD (Neighborhood Commercial) 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: Approve with Conditions

- SPEAKERS: = Seema Adina – Staff report
- + Chloe Angelis – Project presentation
 - + Mike Doyle – Project presentation
 - + Jacob Jaber – Project presentation
 - + Nick Daggett – SF Original
 - Lauren Bollin – Formula retail impact on existing coffee shops
 - Kevin Bollin – Opposed to formula retail
 - Nadine De Franoux – Enough coffee shops
 - Denis Mozhngi – Well-being of my family business
 - Victoria Kim – Most dangerous position
 - Speaker – Negative impact on small businesses
 - + Lisa Villhauer – Support, empty storefronts
 - + Aaron Guadamuz – Support
 - Cindy Ross – Local character of the neighborhood
 - + Andrea Saint-Prix – Support, empty storefronts
 - + Corrine Doyle – Support
 - Lillian Wong – Formula retail, mom and pop
 - Nathan Wiese – Formula retail, small business
 - + Steven Buss – Not the business of government to protect small business
 - Kevin Ortiz – Opposed
- ACTION: Approved with Conditions
- AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
- MOTION: [20181](#)

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.

13. [2017-005392DRP](#) (B. BENDIX: (415) 575-9114)
3941 SACRAMENTO STREET – south side of Sacramento Street between Cherry Street and Arguello Boulevard; Lot 043 in the Assessor’s Block 1015 (District 1) – Request for **Discretionary Review** of Building Permit Application 2017.05.09.6076 within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk Districts. The proposal includes a two-story vertical addition with roof decks, horizontal additions at the front and rear, a new façade, and the creation of a second dwelling unit. 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 as Revised

SPEAKERS: = David Lindsey – Staff report
 - David Cincotta – DR presentation
 - Vivian Kaufmann – DR presentation
 + Melinda Sarjapur – Project presentation
 ACTION: Did NOT Take DR and Approved as Proposed
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 DRA: [0590](#)

H. 2:30 P.M.

Items listed here may not be considered prior to the time indicated above. It is provided as a courtesy to limit unnecessary wait times. Generally, the Commission adheres to the order of the Agenda. Therefore, the following item(s) will be considered at or after the time indicated.

- 14a. [2011.1356E](#) (E. WHITE: (415) 575-6813)
CENTRAL SOMA PLAN – **Certification of the Final Environmental Impact Report** – The Central South of Market (SoMa) Plan is a comprehensive plan for the area surrounding much of the southern portion of the Central Subway transit line. The Plan includes roughly 230 acres that comprise 17 city blocks, as well as the streets and thoroughfares that connect SoMa to its adjacent neighborhoods: Downtown, Mission Bay, Rincon Hill, and the Mission District. The Central SoMa Plan seeks to encourage and accommodate housing and employment growth by (1) removing land use restrictions to support a greater mix of uses while also emphasizing office uses in portions of the Plan Area; (2) amending height and bulk districts to allow for taller buildings; (3) modifying the system of streets and circulation within and adjacent to the Plan Area to meet the needs and goals of a dense, transit-oriented, mix-use district; and (4) creating new, and improving existing, open spaces.

Please Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on February 13, 2017. 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 the Final EIR

(Continued from Regular hearing on April 12, 2018)

- SPEAKERS:**
- + Steve Wertheim – Staff presentation
 - = Elizabeth White – CEQA presentation
 - + Paolo Ikezoe – Housing sustainability district
 - + John Rahaim – Conclusion
 - + Moses Corrette – Support
 - = Ian Fergossi – Jobs housing imbalance, no public school
 - + Yi Wen – Biking and transit
 - Richard Drury – Mid-rise alternative defects in the EIR
 - + Steven Buss – More housing
 - + Todd David – Public schools
 - Sharon Sherburn-Zimmer – Disaster for tenant mass displacement
 - = Scott Feeney – Housing
 - = Laura Clark – Jobs and housing
 - + Crispy Luppino – Flower Market
 - Brittany Grey – Water
 - Ligia Montano – Gentrification
 - Tony Robles – Eviction, displacement
 - = Steve Vettel – Housing sustainability district
 - Speaker – 4 to 1 ratio of jobs and housing will cause more displacement
 - = Cynthia Gomez – Proactive steps to protect tenants
 - + Alex Lansberg – Jobs housing
 - Denise Louie – Decline in my quality of life environment
 - + Katherine Petrin – Old Mint feeling
 - = Brett Gladstone – TDR's
 - = Rohan Kattouw – Upzone the west side
 - + Corey Smith – Support
 - = Kevin Ortiz – Pro development, pro affordable housing
 - + John Kevlin – Technical issues
 - + Mike Grisso – Support
 - Joseph Smoot – Impact fees
 - Speaker – Filipino Cultural District
 - David Wu – Recommendation to protect existing community
 - Diane Ruiz – Gentrification inequality
 - Sue Hestor – Housing sustainability district – Notice
 - + Christine Linenbach – Thank you
 - Speaker – Tuolumne fire, water resources
 - = Andrew – PoPoS
 - + Joshua Switzky – Responses to questions
 - = Amy Chan – Responses to questions
- ACTION:** Certified

AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: [20182](#)

- 14b. [2011.1356E](#) (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN – The Planning Commission will consider adoption of **CEQA Findings** for actions in connection with the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street. The CEQA Findings include a statement of overriding considerations; reasons for rejection of alternatives to the proposed Plan; and a mitigation monitoring program associated with the approval of the Central SoMa Plan. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.
Preliminary Recommendation: Adopt Findings
 (Continued from Regular hearing on April 12, 2018)

SPEAKERS: Same as item 14a.
 ACTION: Adopted Findings
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 RESOLUTION: [20183](#)

- 14c. [2011.1356M](#) (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN – Pursuant to San Francisco Planning Code 340, the Planning Commission will consider **General Plan Amendments** to add the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street; making conforming amendments to the Commerce and Industry Element, the Housing Element, the Urban Design Element, the Land Use Index, and the East SoMa and West SoMa Area Plans; affirming the Planning Department's determination under the California Environmental Quality Act; and making environmental findings, including adopting a statement of overriding considerations, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.
Preliminary Recommendation: Adopt a Resolution Recommending Approval
 (Continued from Regular hearing on April 12, 2018)

SPEAKERS: Same as item 14a.
 ACTION: Approved GPA Amendments
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 RESOLUTION: [20184](#)

- 14d. [2011.1356T](#) (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN – ADOPTION OF AMENDMENTS TO THE PLANNING CODE AND ADMINISTRATIVE CODE – Pursuant to San Francisco Planning Code 302, the Planning Commission will consider **Planning Code** and **Administrative Code Amendments** to give effect to the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the

border of the Downtown Plan Area, and on its southern portion by Townsend Street. The Planning Code amendments include adding Sections 128.1, 132.4, 175.1, 249.78, 263.32, 263.33, 263.34, 413.7, 432, 433, and 848; revising Sections 102, 124, 134, 135, 135.3, 138, 140, 145.1, 145.4, 151.1, 152, 152.1, 153, 155, 163, 169.3, 181, 182, 201, 206.4, 207.5, 208, 211.2, 249.36, 249.40, 249.45, 260, 261.1, 270, 270.2, 303.1, 304, 307, 329, 401, 411A.3, 413.10, 415.3, 415.5, 415.7, 417.5, 419, 419.6, 423.1, 423.2, 423.3, 423.5, 426, 427, 429.2, 603, 608.1, 802.1, 802.4, 803.3, 803.4, 803.5, 803.9, 809, 813, 825, 840, 841, 842, 843, 844, 845, 846, 847, 890.37, 890.116, 890.124; and deleting Sections 263.11, 425, 802.5, 803.8, 815, 816, 817, and 818. The Administrative Code amendments include revising Chapter 35. The Planning Commission will also consider affirming the Planning Department's determination under the California Environmental Quality Act; making approval findings under the California Environmental Quality Act, including adopting a statement of overriding considerations; 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. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.

Preliminary Recommendation: Adopt a Resolution Recommending Approval with Modifications
(Continued from Regular hearing on April 12, 2018)

SPEAKERS: Same as item 14a.
ACTION: Adopted a Recommendation for Approval with Modifications
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
RESOLUTION: [20185](#)

- 14e. [2011.1356T](#) (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA COMMUNITY FACILITIES DISTRICT – Proposed **Planning Code Amendment** regarding a Community Facilities District in Central SoMa. Consideration of a proposed Ordinance adopting the Community Facilities District for the Central SoMa Plan; making approval findings under the California Environmental Quality Act, including adopting a statement of overriding considerations; 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: Recommend Board of Supervisors Consideration
(Continued from Regular hearing on April 26, 2018)

SPEAKERS: Same as item 14a.
ACTION: Adopted a Recommendation for BoS Consideration
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
RESOLUTION: [20185](#)

- 14f. [2011.1356Z](#) (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN – Pursuant to San Francisco Planning Code 302, the Planning Commission will consider **Zoning Map Amendments**, to create the Central South of Market (SoMa) Special Use District and make other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with the Central SoMa Area Plan, encompassing an area generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan

Area, and on its southern portion by Townsend Street. The Zoning Map is proposed include amendments to Sheets ZN01, ZN08, HT01, HT08, SU01, and SU08 affecting all or part of the following Assessor's Blocks: 3725, 3732, 3733, 3750-3753, 3762, 3763, 3775-3778, 3785-3788; The Planning Commission will also consider 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. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.

Preliminary Recommendation: Adopt a Resolution Recommending Approval
(Continued from Regular hearing on April 12, 2018)

SPEAKERS: Same as item 14a.
ACTION: Approved
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
RESOLUTION: [20186](#)

- 14g. [2011.1356U](#) (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN – ADOPTION OF THE IMPLEMENTATION PROGRAM – The Planning Commission will consider adopting the **Implementation Program** to guide implementation of the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street. The Implementation Program document includes five parts: 1) An "Implementation Matrix" document conveying how each of the Plan's policies would be implemented, including implementation measures, mechanism, timelines, and lead agencies, 2) A "Public Benefits Program" document containing the Plan's public benefits package, including a description of the range of infrastructure and services that will serve new growth anticipated under the Plan, a summary of how those benefits will be funded, and a description of how this program will be administered and monitored, 3) A "Guide to Urban Design" document containing design guidance that is specific to Central SoMa in a way that complements and supplements the requirements of the Planning Code and citywide Urban Design Guidelines, 4) A "Key Development Sites Guidelines" document that includes greater direction than available in the Planning Code to the development of the Plan Area's large, underutilized development opportunity sites, in an effort to maximize public benefits and design quality, and 5) A "Key Streets Guidelines" document that includes greater policy direction for each of the major streets in the Plan Area.
For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.
Preliminary Recommendation: Adopt a Resolution Recommending Approval
(Continued from Regular hearing on April 12, 2018)

SPEAKERS: Same as item 14a.
ACTION: Adopted a Recommendation for Approval
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
RESOLUTION: [20187](#)

- 14h. [2018-004477PCA](#) (P. IKEZOE: (415) 575-9137)

CENTRAL SOMA HOUSING SUSTAINABILITY DISTRICT – Planning Code and Business and Tax Regulations Code Amendments to create the Central South of Market Housing Sustainability District, encompassing an area generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area (an irregular border that generally jogs along Folsom, Howard and Stevenson Streets), and on its southern portion by Townsend Street, to provide a streamlined and ministerial approval process for certain housing projects meeting specific labor, on-site affordability, and other requirements; establishing a fee for applications for residential development permits within the District; making approval findings under the California Environmental Quality Act; making findings of public convenience, necessity, 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: Adopt a Resolution Recommending Approval
(Continued from Regular hearing on April 26, 2018)

SPEAKERS: Same as item 14a.
ACTION: Adopted a Recommendation for Approval with Modifications
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
RESOLUTION: [20188](#)

ADJOURNMENT 8:54 PM

ADOPTED MAY 24, 2018