



CITY & COUNTY OF SAN FRANCISCO

Planning Department

November 5, 2015

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, November 5, 2015
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:08 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Menaka Mohan, Alexandra Kirby, Carly Grob, David Winslow, Natalia Kwiatkowska, Nancy Tran, Kurt Bohn, Brittany Bendix, and 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. 2014-001503GPA (M. MOHAN: (415 575-9141))

AFFORDABLE HOUSING BONUS PROGRAM - **General Plan Amendment** to make conforming changes in association with legislation creating the Affordable Housing Bonus Program by amending the Housing Element, Urban Design Element, Van Ness Avenue Area Plan, Chinatown Area Plan, Downtown Area Plan, and Northeastern Waterfront Area Plan; making findings, including findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1 and affirming the Planning Department's determination under the California Environmental Quality Act.

(Proposed for Continuance to December 3, 2015)

SPEAKERS: + Kathrine Howard – Support, continued to March

- + Barbara Graham – Continue to March
- + (F) Speaker – Continue to Sprint 2016
- + Jean Barrish – Extend continuance to March '16
- + Shanna McGrew – Extend continuance
- + (F) Speaker – Continue, no public outreach
- + Mari Eliza – Petition signatures
- = Susan Pfeifer – Allow for full discussion
- + Charles Head – No notice, outreach
- + Stan Hayes – Affordable housing crisis will take time
- + Bob Tillman – State density program
- + Kathy Devincenzi – Continue for 3 months
- + Donald Dousseff – Continue to move the process forward
- + Rob Poole – Listen to today's presentation
- + George Wooding – No notices, postpone the discussion
- Patricia Kraham – No postponement, a vote by the residents of S.F.
- + Nina Blott – Transparent process, 3-6 months continuance

ACTION: Continued to January 28, 2016

AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

2. 2014-001503PCA (M. MOHAN: (415 575-9141))

AFFORDABLE HOUSING BONUS PROGRAM - **Planning Code Amendment** to create the Affordable Housing Bonus Programs, consisting of the Local Affordable Housing Bonus Program, the 100 Percent Affordable Housing Bonus Program, the Analyzed State Density Bonus Program and the Individually Requested State Density Bonus Program, to provide for development bonuses and zoning modifications for affordable housing, in compliance with, and

above those required by the State Density Bonus Law, Government Code, Section 65915, et seq.; to establish the procedures in which the Local Affordable Housing Bonus Program and the 100 Percent Affordable Housing Bonus Program shall be reviewed and approved; and amending the Planning Code to exempt projects from the height limits specified in the Planning Code and the Zoning Maps; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

(Proposed for Continuance to December 3, 2015)

SPEAKERS: Same as Item 1.

ACTION: Continued to January 28, 2016

AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

3. 2015-012718PCA (M. MOHAN: (415 575-9141))

AFFORDABLE HOUSING IN PUBLIC ZONING DISTRICT - Planning Code Amendment to permit affordable housing as a principal use in the public zoning district and not requiring a conditional use permit for affordable housing in other zoning districts, except in RH (Residential, House) zoning districts and on designated public open space or property under the jurisdiction of the Recreation and Park Department; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, Planning Code, Section 302, and the eight priority policies of Planning Code, Section 101.1.

(Proposed for Continuance to December 3, 2015)

SPEAKERS: Same as Item 1.

ACTION: Continued to December 3, 2015

AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

4. 2014-000040CUA (A. KIRBY 415.575.9133)

1126 IRVING STREET - north side of Irving Street between Funston and 12th Avenues; Lot 021 in Assessor's Block 1738 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 317 and 730.37, to allow the demolition of a two-story-over-garage, two-unit building and the construction of a four-story, three-unit building with ground-floor commercial space. The property is within the Inner Sunset NCD (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 Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of September 3, 2015)

WITHDRAWN

B. COMMISSION MATTERS

5. Consideration of Adoption:
- Draft Minutes for October 15, 2015
 - Draft Minutes for October 22, 2015

SPEAKERS: None

ACTION: Adopted

AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

6. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

Commissioner Antonini:

Mister Ionin, if you could bring up the image for me. I'd like to ask you to help me welcome my new granddaughter, Isabella Rose Antonini, was born on Sunday, October 25th at Cal Pacific Hospital and we're all very happy and her siblings, Primo and Fiona, are overjoyed. Thank you.

Commissioner Richards:

A couple of points first Commissioner Hillis, Commissioner Moore and I attended the Potrero Boosters Design conversation yesterday evening, it was a really informative two hours, it was put on by the California College of Arts and Stanley Saitowitz was, I guess the narrator, the facilitator, and he gave us a lot of really good ideas, a lot of stuff that I felt kind of emotionally he put into words around design, one of the ones that really stuck with me is the fact that a lot of the buildings we're getting to see in the City are a result of individualism kind of gone amok in the 60's, you put up an image of a building, every material known to man in the facade of this building and look at it and it really kind of crystallized for me, the fact he said that we are actually creating wrapping paper buildings, we have a box and wrap it with all these different color material, and after all everything is clutter and looks the same. He showed us some great work, some of the proposals, and some of the things he seen around the world on how to use the texture and not a lot building materials to make something really fit in and work in the historic context of this City's topography and geometry. Second point and I'll ask staff, I said this again before, it will really be a lot easier for us, if on the discretionary reviews, whether they are abbreviated or not, to have 3D renderings, it is really hard as a non-architect to look at the 2D rendering and really understand what the issues are, as the project relates to the neighboring buildings, so please, I know is an urge to the project sponsor but it really helps me personally, to see the 3D rendering. I guess, the last question, I know we mentioned the residential design guideline update or re-do, maybe Director you have any further thoughts or information on that.

Director Rahaim:

So the guidelines, we are finalizing the first draft, the guidelines -- just to be clear, these are not guidelines, these are not the residential design guidelines for small scale projects, what we working on is the larger scale projects, like the Potrero project that has been in discussions, those are nearly ready for initial public comment and discussion so we'll try to get those out to you in the next few weeks.

C. DEPARTMENT MATTERS

7. Director's Announcements

Director Rahaim:

Thank you, just one announcement today, Commissioners I want to reiterate for your benefit and the benefit of the public particularly the members of the public in the Mission District, that we are continuing and will continue to work with the community on the Mission 2020 Plan, those meetings are continuing, the monthly meetings, that I attend will continue, the subcommittee work that has been going for quite some time is continuing and I just want to reiterate for the members of the community and for you, that work will continue as proposed and we will schedule an informational hearing for you, probably in the early part of new year to give you an update on that program. Thank you.

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

LAND USE COMMITTEE:

· **150866 Planning Code - Landmark Designation - 350 University Street (aka University Mound Old Ladies' Home). Sponsor: Campos. Staff: Ferguson/Frye.** The Historic Preservation Commission added this site to the Department's Work Program in October 2014. In May of this year, they initiated designation. On August 5, 2015, the HPC visited the site and then unanimously voted to recommend designation. This building has distinctive Colonial Revival architecture and is the work of two master architects^[1].

At the Land Use Committee hearing, a member of the public, spoke on behalf of the 222 petitioners seeking landmarking and thanking Supervisor Campos for sponsoring the designation^[2]. Supervisor Wiener moved to forward the item to the full board with a positive recommendation. The motion passed unanimously.

· **150456 Planning Code - Rooftop Appurtenances and Spaces for Noncomplying Structures in C-3 Zoning Districts. Sponsor: Mayor. Staff: Starr.** The ordinance would change how height is measured for rooftop structures on non-conforming buildings. It would also create a process to authorize certain types of infill floor area in existing structures which exceed the height limit in the Downtown. This commission recommended approval with modifications in July. The proposed modification was to require Zoning Administrator review of these new allowances. This amendment was not included in the ordinance by the sponsor.

At committee two people from separate downtown hotels (the Clift, and Yotel) spoke in favor of the ordinance, and one speaker asked for a continuance (for reasons appeared to be unrelated to the ordinance). Supervisor Kim expressed concern that her office was not briefed on this item by Planning since it would impact a pending project in her district, 1095 Market Street. Planning Staff explained that the ordinance would affect more than just one project, affecting approximately 200 properties in the downtown. The Committee then continued the item until November 16, 2015 so that planning staff could brief the Supervisor's office on the item. Staff has already briefed the Supervisor's office.

FULL BOARD OF SUPERVISORS:

- **2 items passed the BOS on second reading:**
 - o **Including items related to the Jewish Home**
 - § 150845 General Plan Amendment - 302 Silver Avenue - Urban Design Element Map 5
 - § 150846 Planning Code, Zoning Map - Creating the Jewish Home of San Francisco Special Use District, 302 Silver Avenue. Sponsor: Avalos. Staff: T. Chang. PASSED Second Read
 - o **The Department's Technical Amendments and Corrections.** 150871 Planning Code –
- **The BOS Adopted the Housing Balance Report – FY 2014-2015. Sponsor: Kim. Staff: Rahaim and Ojeda. Adopted. 150763**

INTRODUCTIONS

- **151109 Establishing the SoMa Pilipinas - Filipino Cultural Heritage District.** Sponsor: Kim, Mar, Wiener, Avalos, Campos. Staff: TBD

Now for this week: Week of Nov. 2-6, 2015

LAND USE COMMITTEE:

150587 Building & Planning Codes - Notice to Tenants of DU Merger or Demo.

Sponsor: Wiener. Staff: D. Sanchez. This Ordinance would require notice to tenants residing in unauthorized units of permits seeking to remove any unit in their building. The Planning Commission heard this Ordinance on September 10. At that hearing the Planning Commission voted unanimously to adopt a resolution to recommend the proposed Ordinance with the following modifications.

1. Add language to Planning Code that highlights the new requirements; and
2. Modify the ordinance to bring the mechanics of the new proposed noticing requirement in line with existing procedures, including:
 - a) increasing the size of the new posted notice,
 - b) altering the content of the new posted notice,
 - c) aligning the notification dates with existing requirements, and
 - d) have the Planning Department cause notice to occur.

All of the Commission's recommendations were integrated into the final ordinance.

At the Land use Committee Supervisor Wiener introduced and presented the Ordinance. One member of the public spoke. His concerns centered on perceived loopholes in the Ordinance that allow overcrowding. After taking public testimony, the Land Use Committee unanimously moved to recommend the Ordinance to the Full Board of Supervisors.

150737 Interim Zoning Controls - Signs in Transit Center District Plan Area. As interim controls, these have not been considered by this Commission. These controls would restrict the size & height of new signs within 200' from a park, when those signs would be visible from the park^[3]. New signs in the area would need to be "dimable" and turned off from 11pm-6am. The hours when signs would need to be off were originally proposed to be 9pm as the resolution was introduced, this moved to 10pm at the Committee hearing, and during the BOS hearing, Supervisor Kim pushed the time back to 11pm. These controls would be in place for 18 months or until permanent controls are established. **Between Folsom, Harrison, Essex and Second Streets.** Sponsor: Kim. Staff: Purvis, Rodgers, Joslin

Also at committee this week was 150622 Administrative, Planning Codes - Preferences in Affordable Housing Programs. Sponsor: Mayor, Christensen, Cohen, Breed, and Wiener. On October 22 the Planning Commission voted unanimously to recommend approval with modifications. The substantive modifications included^[4]:

- o **Remove the proposal to expand the existing Displaced Tenant preference beyond the existing preference.** (Currently this preference is for tenants evicted under the Ellis Act.) The Commission requested that a trailing ordinance address this issue & be sent back to this Commission for review.
- o **Approve the Neighborhood Preference at the Supervisorial District and add a half mile buffer from a selected project.** The Commission also asked the Board to consider geographic boundaries smaller than the Supervisor District.

At the land use committee there was about 2 hours of public comment. The majority of the speakers asked to increase the percentage given to neighborhood preference and to make the geographical boundaries smaller. The Land Use Committee members discussed reducing the size of the neighborhood preference boundaries, but did not vote to amend the boundaries. They did vote to amend the ordinance in order to remove the Displaced Tenant preference from the ordinance, acknowledging that it will be heard as a separate piece of legislation. The committee also passed an amendment to increase the neighborhood reference to 40 percent. Because this was a substantive amendment the Committee continued the item to November 9th.

Supervisor Wiener then moved to duplicate the file and added an amendment that codifies a preference for people who live and work in San Francisco. The duplicated file was then re-referred back to the Planning Commission for your review.

FULL BOARD OF SUPERVISORS:

- **150972 Zoning - Interim Prohibition Extension on Commercial Mergers in the Proposed Calle 24 Special Use District.** This resolution extends the current moratorium [5] until _____. Sponsor: Campos. Staff: D. Sanchez. Adopted
- **150790 Planning Code – NEW Transportation Sustainability Fee.** Sponsor: Mayor, Wiener, Breed, and Christensen. Staff: Chen. This is the new impact fee that would replace TIDF and apply to additional uses. At this item's first read, the Supervisors continued to deliberate on the fee levels and applicability of the fee to nonprofit hospitals. The ordinance was unanimously passed with the fee rates as amended at Land Use Committee on Oct 5th, and with an additional amendment that nonresidential projects that submitted development applications after 7/21/15 (the date of introduction of the ordinance) will receive no grandfathering and shall pay the TSF in full, consistent with the proposal for residential uses.

As the result of further outreach to hospitals and medical service providers, Supervisor Cohen proposed a new fee rate and calculation method to apply the fee to medical uses. The Supervisor proposed an amendment which passed unanimously, that created a duplicate file that will be re-referred to the Land Use Committee with the following proposed fee rates for medical uses:

\$18.74/sf on net new inpatient bed area

\$11/GSF for all GSF of Medical Uses above 12,000 GSF

The duplicate file also included an amendment by Supervisor Avalos that would direct the Planning Department and Controller's office to develop a study on the feasibility of charging variable TSF rates based on geography within the city, and to return to the Board with the findings of this study in 6 months. The Board then voted to pass the original ordinance on its first read, and sent the duplicated file with amendments back to the Land Use Committee.

- o **150866 Planning Code - Landmark Designation - 350 University Street (aka University Mound Old Ladies' Home).** Sponsor: Campos. Staff: Ferguson/Frye. Passed First Read
- o **150873 Transportation Code - Subway Master Plan.** Sponsor: Wiener. Staff: Switzky. Passed First Read
- o **150737 Interim Zoning Controls - Signs in Transit Center District Plan Area and between Folsom, Harrison, Essex and Second Streets.** Sponsor: Kim. Staff: Rodgers. Adopted

INTRODUCTIONS

- **151121 DUPLICATED FILE Planning Code - Establishing a New Citywide Transportation Sustainability Fee.** Ordinance amending the Planning Code by establishing a new citywide Transportation Sustainability Fee and suspending application of the existing Transit Impact Development Fee, with some exceptions, as long as the Transportation Sustainability Fee remains operative; amending Section 401 to add definitions reflecting these changes; amending Section 406 to clarify affordable housing and homeless shelter exemptions from the Transportation Sustainability Fee; making conforming amendments to the Area Plan fees in Planning Code, Sponsor: Mayor, Wiener, Breed, Christensen, and Cohen

BOARD OF APPEALS:

The Board of Appeals did meet last night, two items that may be of interest were appeals of variance decision letters that I issued for 530 – 548 Brannan and 208 Pennsylvania. These were before you as discretionary reviews early this year. They were legalizing dwelling units that had been cut out of the building that was a live-work building, so it was appealed. The appellant didn't show up at the hearing last night, but as you may remember the issues and concerns were

about the legality or possibly on-going violation of the live-work units in the building. As a condition of approval, I did include a requirement that within 3 months of the variance decision, that they provide a plan as how they are going to demonstrate compliance with those live-work units in the building. Unfortunately, as part of appeal that did toll that window, but once we do get the variance decision letter finalized, after the Board of Appeals decision, which they unanimously upheld the variance decision last night in the absence of the appellant, the project sponsor will have 3 months to demonstrate compliance.

HISTORIC PRESERVATION COMMISSION:

The Historic Preservation Commission did meet yesterday, two items of interest to the Planning Commission would be the report with a recommendation for approval to designate the Burdette Building at 92 – 93 2nd Street, to the Board of Supervisors as a landmark. Staff actually provided a really, really good presentation, I'd strongly recommend viewing it, it gave an amazing timeline of the fires from the 1906 earthquake and how it affected this particular building, that actually survived that earthquake. The Commission also heard an informational presentation about a pilot plaque program for the landmark buildings throughout San Francisco.

9. 2014.0973D
(415) 575-9138)

(C. GROB:

458 GROVE STREET - Informational Presentation – to satisfy a Condition of Approval which required a six-month look back to update the Planning Commission regarding the business's operation. The project involved a change of use from retail to restaurant in the Hayes NCT, and was reviewed by the Commission on September 11, 2014. For Case No. 2014.0973D, the Commission took Discretionary Review on Building Permit Application No. 2014.0325.1658 recorded in DRA-0377.

SPEAKERS: - John Colton – Not compliant
+ Tuija Cattalano – 15 support letters

ACTION: None - Informational

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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 – Setbacks, yards, residential design guidelines
Jared Eppler – Design, interim design controls
Tony Kelly – Better design in EN
Ron Miguel – Community meeting on design in Potrero

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.

10. 2014-002701OFA
(415) 575-9159)

(D. WINSLOW

GOLDEN STATE WARRIORS EVENT CENTER & MIXED USE DEVELOPMENT - East side of Third Street between South and 16th Streets; Lot 001 in Assessor's Block 8722 - aka Mission Bay South Blocks 29-32 - Request for **Design Review and Office Space Allocation** pursuant

to Planning Code Sections 321 and 322 (the Annual Office Development Limitation Program), and Planning Commission Resolution No. 17709. The project proposes to construct two new 6 to 11-story buildings containing approximately 577,000 square feet of office uses, approximately 54,000 square feet of retail space, and 546 parking spaces. The project site has an existing allocation for 677,020 feet of office space subject to Planning Commission review of the quality of the design, and the contribution to and consistency with the objectives and policies of the Master Plan. The Commission will also adopt findings under CEQA. The project site is located within the Commercial - Industrial-Retail (MISSION BAY SOUTH) Zoning District and HZ-5 Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS: + Rick Welts – Warriors Arena presentation

- + David Manna – Design presentation
- + Mark Noveau – Warriors organization
- + (M) Speaker – Commend the Warrior team for neighborhood outreach
- + Michael Terrioux – Inclusion of the office component to the sight
- + Ester Stearns – Welcome this land of development to Mission Bay
- + Chris Keller – Support
- + Donald Dousseff – Support
- + David Wang – Charitable contribution
- + Adel Sarragon – Vibrancy to a ghost town
- + Lloyd Velasquez – Support the Warriors
- + Kevin Carroll – Hotel support
- + Howard Picket – SF travel support
- + Carla Tucker – Jobs
- + Adrian Simi – Carpenter's Local 22 support
- + Sheila Ash – Beautiful design
- + Donny Burke – Support
- + Janetta Dodi – SOMA future
- + D.J. Brookter – Support
- + Joel Koppel – Local 6 Electricians support
- + Jackie Olatadwe – Parks and open space
- + Scott Vanhorn – Neighborhood improvements
- Tom Lippe – Prop M allocation of office space
- + Pat Valentino – Non-event times contributions to the neighborhood
- + Brian Wheatenmyer – Proposed bicycle access and design
- + Henry Karnilowicz – Excellent venue
- + David Lombardi – Support
- + Toni – Best of the best
- + Dee Dee Workman – SF Chamber of Commerce support
- + Dennis McKenzie – Sports education
- + Jesus Villalobos – Union support
- + Armon Morgan – Local 3 support
- = Peter Albert, SFMTA – Response to questions

ACTION: Approved as Amended

AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

MOTION: 19502

11. 2014-001503PCA (M. MOHAN)
(415) 575-9141)

AFFORDABLE HOUSING BONUS PROGRAM - Informational Presentation on an ordinance amending the Planning Code to create the Affordable Housing Bonus Programs, consisting of the Local Affordable Housing Bonus Program, the 100 Percent Affordable Housing Bonus Program, the Analyzed State Density Bonus Program and the Individually Requested State Density Bonus Program, to provide for development bonuses and zoning modifications for affordable housing, in compliance with, and above those required by the State Density Bonus Law, Government Code, Section 65915, et seq.; to establish the procedures in which the Local Affordable Housing Bonus Program and the 100 Percent Affordable Housing Bonus Program.

Preliminary Recommendation: None - Informational

SPEAKERS: = George Wooding – Liveability vs. design

- Eileen Bokan – On behalf of Mari Eliza
- (M) Speaker – Unintended collateral change
- + John Schwarck – Positive element
- + (F) Speaker – Time delayed in meetings
- + Marcus Ismail – More public outreach
- + Bob Tillman – Clear application process, apply local program to the entire City
- + Laura Fingleserma – Smart solution
- + Jean Frazier – Do not delay
- + Donald Douseff – Incentivize on-site affordable housing
- + Amy Thurman – Logic behind delaying affordable housing for single-family homeowners
- + Stan Hayes – Guidelines
- Glenn Rodgers – Alarmed over the removal of setbacks
- + Mary Ann Miller – Do not impose this legislation permanently
- + Mike Iggy – Affordability, make it work
- + Omar Theo – Support
- + Rob Poole – Compliance with State law
- + Larry Badiner – Do not delay, approve as soon as possible
- Hiroshi Fukuda – Notification
- Tommy Anacoli Mecca – Rent controlled units
- + Fernando Martin – Relocation services
- + Zack Brown – Support
- + (M) Speaker – Build the housing
- = Peter Cohen – Due diligence, get it right
- + (F) Speaker – Work for affordable housing
- = Dian Ruiz – Ramifications of this program
- = Joseph Smoot – Issues and concerns
- + Jody Maderas – New housing for middle income people
- Katherine Divencenzi – General plan amendments and how they relate to the area plan

ACTION: None – Informational

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.

12. 2014-000219DRP
(415) 575-9185)

(N. KWIATKOWSKA:

2290 43RD AVENUE - east side between Rivera and Santiago Streets; Lot 021 in Assessor's Block 2307 - Request for **Discretionary Review** of Building Permit Application No. 2013.10.24.0122, proposing to construct a one-story horizontal addition at the rear of the existing two-story, single-family dwelling within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and Approve

SPEAKERS: - Alexa Lupon – DR Presentation
+ Carson Yu – Sponsor presentation
+ Ella Johnson – Support
- Alan Quan – Lightwell
- Winni Quan - Privacy

ACTION: No DR and Approved as proposed

AYES: Fong, Wu, Antonini, Hillis, Moore, Richards

ABSENT: Johnson

DRA No: 0436

13. 2014-003128DRP
(415) 575-9174)

(N. TRAN:

1339 28TH AVENUE - west side between Irving and Judah Streets; Lot 005 in Assessor's Block 1783 - Request for **Discretionary Review** of Building Permit Application No. 2014.12.05.3152, proposing to construct a three-story horizontal rear addition and remodel the interior of an existing one-unit residential building 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 Discretionary Review and Approve

SPEAKERS: - Xem Kin Tien – Reduce light
+ Deepak Patankar – Project presentation
+ Deepak Patankar – Project presentation

ACTION: No DR and Approved as proposed

AYES: Fong, Wu, Antonini, Hillis, Moore, Richards

ABSENT: Johnson

DRA No: 0437

14. 2014-000224DRP
575-9192)

(K. BOTN: (415)

1825 BALBOA STREET - south side between 19th and 20th Streets; Lot 026 in Assessor's Block 1625 - Request for **Discretionary Review** of Building Permit Application No. 2014.08.04.2922, proposing to construct a one-story vertical addition above and a one-story horizontal addition at the rear of the three-story two-unit building 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)

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and Approve

SPEAKERS: - Terrence Lau – DR presentation
- Julianne O'Keffee – Opposed
- (F) Speaker – Opposed
+ (M) Speaker – Project presentation

ACTION: Took DR, Approved with modification; replacing the penthouse with a hatch

AYES: Fong, Wu, Antonini, Hillis, Moore, Richards

ABSENT: Johnson

DRA No: 0438

15. 2014.1492DRP
(415) 575-9114)

(B. BENDIX:

1236 ARGUELLO BOULEVARD - east side between Frederick and Carl Streets; Lot 019 in Assessor's Block 1265 - Request for **Discretionary Review** of Building Permit Application No. 2014.05.23.6581, proposing the following alterations: two horizontal additions, one at the rear of the existing single-family dwelling, and one in the front, southwest corner; a fourth floor vertical addition; and, establishment of two additional dwelling units for a total of three, within the 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).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and Approve

SPEAKERS: - Darik Heaney – DR presentation
- Paul Robinson – Massive project
- Bertha Vollongan – Opposed
+ Jim Zack – Project presentation
+ Silvia Johnson

ACTION: No DR and Approved as proposed

AYES: Fong, Wu, Antonini, Hillis, Moore, Richards

ABSENT: Johnson

DRA No: 0439

G. PUBLIC COMMENT

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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 with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKERS: Sylvia Johnson

ADJOURNMENT – 8:27 P.M.

ADOPTED: November 19, 2015

[1] It also represents the work of master architects Martin J. Rist and Alfred I. Coffey, who are best known for the 1930s Art Deco style Psychopathic Ward at San Francisco General Hospital.

[2] The neighborhood and Supervisor Campos worked to make sure the new owners of the building continued its original use as an assisted living facility. After public comment, Supervisor Wiener expressed full support for landmark designation and appreciation for Supervisor Campos bringing the designation forward, as well as the work of the Planning Department and the community support for saving the institution and giving it the historic designation it deserves.

[3] below, a new sign that is within 200 feet of an existing or planned public park or within 200 feet of a POPOS of 1/4 acre or greater, and that is visible from such a park or POPOS shall be permitted if it is 50 square feet or less and is no more than 35' high.

[4] Another modification included: Recognize that while there is no change to the Certificate of Preference (COP) program, the ordinance would place Preference requirements in the Admin. Code & references within the Planning Code.

[5] Interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for 10 months and 15 days