

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 23, 2019
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 1:05 PM

STAFF IN ATTENDANCE: Aaron Starr, Audrey Butkus, Adam Varat, Maia Small, Linda Ajello-Hoagland, Jeff Horn, Michael Christensen, David Winslow, AnMarie Rodgers, Corey Teague – Zoning Administrator, John Rahaim – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2017-013801CUA (C. CAMPBELL: (415) 575-8732)
250 RANDOLPH STREET – north corner of Randolph Street, between Victoria and Head Streets; Lot 024 of Assessor's Block 7089 (District 13) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish an existing dwelling unit & laundromat and construct a four-story two-family dwelling with ground floor commercial within a NC-1 (Neighborhood Commercial Cluster District) Zoning District

and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on April 4, 2019)

Note: On April 4, 2019, after hearing and closing public comment, continued to May 23, 2019 by a vote of +6 -0.

(Proposed Continuance to June 6, 2019)

SPEAKERS: None

ACTION: Continued to June 6, 2019

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

- 1b. 2017-013801VAR (C. CAMPBELL: (415) 575-8732)
250 RANDOLPH STREET – north corner of Randolph Street, between Victoria and Head Streets; Lot 024 of Assessor's Block 7089 (District 13) - Request for **Variance**, pursuant to Planning Code Sections 134. The project is to allow a rear yard modification to substitute the required rear yard with an open area on the second floor equal to 25% of the lot area at the interior corner of the lot. The subject property is located within a NC-1 (Neighborhood Commercial Cluster District) Zoning District and 40-X Height and Bulk District.
(Continued from Regular hearing on April 4, 2019)
(Proposed Continuance to June 6, 2019)

SPEAKERS: None

ACTION: Acting ZA Continued to June 6, 2019

2. 2018-015554CUA (G. PANTOJA: (415) 575-8741)
95 NORDHOFF STREET – between Stillings and Mangels Avenues, Lot 001 in Assessor's Block 6763 (District 13) – Request a **Conditional Use Authorization** pursuant to Planning Code Sections 121 and 303 for the subdivision of an existing lot currently containing a single-family dwelling unit into four new lots, two which will be substandard lots, within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. The proposal will also individually develop two of the proposed four lots with a single-family dwelling unit, for a total of three single-family dwelling units, and alter the existing single-family 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\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on April 11, 2019)
Note: On April 11, 2019, after hearing and closing public comment, continued to May 23, 2019 with direction from the Commission by a vote of +6 -0.
(Proposed Continuance to June 27, 2019)

SPEAKERS: None

ACTION: Continued to June 27, 2019

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

3. 2017-008431DRP (K. PHUNG: (415) 558-6373)
2220 TURK BOULEVARD – near the corner of Nido Avenue; Lot 032 in Assessor's Block 1112 (District 2) – Request for **Discretionary Review** of Building Permit Application No.

2017.0612.9029 for the addition of three Accessory Dwelling Units within the existing building within a RH-2 (Residential House, Two Family) Zoning District and 30-X Height and Bulk District. The project originally proposed five ADUs, two of which did not require a Variance. The Zoning Administrator held public hearings on December 6, 2017 and on January 17, 2018 for a Variance request to the exposure requirements for three proposed ADUs facing onto the rear. On May 23, 2018, a Variance Decision Letter granted a Variance for one of the proposed ADUs facing onto the rear yard and denied the request for the other two (Case No. 2017-008431VAR). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Proposed Continuance to September 12, 2019)

SPEAKERS: John Hood – September 5th
ACTION: Continued to September 5, 2019
AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards

4. 2017-008412DRP (K. PHUNG: (415) 558-6373)
2230 TURK BOULEVARD – at the corner of Nido Avenue; Lot 033 in Assessor's Block 1112 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2017.0530.7844 for the addition of three Accessory Dwelling Units within the existing building within a RH-2 (Residential House, Two Family) Zoning District and 30-X Height and Bulk District. The project originally proposed five ADUs, two of which did not require a Variance. The Zoning Administrator held public hearings on December 6, 2017 and on January 17, 2018 for a Variance request to the exposure requirements for two proposed ADUs facing onto the rear, and to the rear yard requirements for one proposed ADU. On June 1, 2018, a Revised Variance Decision Letter granted a Variance for one proposed ADU for infill in the rear yard and denied the Variance to exposure for two proposed ADUs facing onto the rear yard (Case No. 2017-008412VAR). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Proposed Continuance to September 12, 2019)

SPEAKERS: John Hood – September 5th
ACTION: Continued to September 5, 2019
AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards

5. 2016-004403CUA (S. YOUNG: (415) 558-6346)
2222 BROADWAY – north side between Webster and Fillmore Streets, Lot 070 in Assessor's Block 0564 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 178(e)(2), 209.1, and 303 to increase the enrollment cap for an existing school, Schools of the Sacred Heart (Broadway campus), with a student enrollment increase from 850 to 1050 students and an increase in the number of faculty and staff from 200 to 205 (at most). The proposal will involve modifying conditions of a prior Conditional Use Authorization under Case No. 1999.217C (Motion No. 16082). No physical alterations to the existing school buildings and surrounding sidewalks and streets are proposed. 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: Approve with Conditions

(Continued from Regular hearing on May 2, 2019)
(Proposed Continuance to Indefinite)

SPEAKERS: None
 ACTION: Continued Indefinitely
 AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards

15. [2017-007582CUA](#) (J. HORN: (415) 575-6925)
225 VASQUEZ AVENUE – east side between Kensington Way and Garcia Avenue, Lot 030 in Assessor's Block 2923 (District 7) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home with an accessory dwelling unit within a RH-1(D) (Residential-House, One Family-Detached) Zoning and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on May 9, 2019)
Note: On March 7, 2019, after hearing and closing public comment, continued to May 9, 2019 by a vote of +6 -0.
On May 9, 2019, without hearing, continued to May 23, 2019 by a vote of +5 -0 (Johnson, Richards absent).

SPEAKERS: None
 ACTION: Continued to June 27, 2019
 AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards

18. [2015-007816CUA](#) (M. WOODS: (415) 558-6315)
400-444 DIVISADERO STREET AND 1048-1064 OAK STREET – northeast corner at Divisadero and Oak Streets, Lots 004, 005, 017, 018, and 019 in Assessor's Block 1216 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 304 to allow a Planned Unit Development (PUD) to demolish an automotive service station, a car wash, and 3 dwelling units and construct a 3- to 6-story building with 184 dwelling units, approximately 8,100 square feet of commercial/retail use, 57 parking spaces, and 184 bicycle spaces, totaling approximately 150,000 square feet. The existing two-unit building at 1060-62 Oak Street would be retained and relocated 49 feet to the east. The proposal includes PUD modifications for rear yard (Section 134), bay window projections over streets (Section 136), and dwelling unit density increase in the RH-3 Zoning District (Section 209.1); and CU for development lot size (Section 121.1), conversion of a service station (Section 202.5), demolition of residential units (Section 317), and bulk exception (Section 271). The project site is located in the Divisadero Street NCT (Neighborhood Commercial Transit) District, a RH-3 (Residential, House, Three-Family) District, and 65-A and 40-X Height and Bulk Districts. 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 May 16, 2019)

SPEAKERS: - Steve Vettel – Continuance

ACTION: Continued to June 13, 2019
AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards

B. COMMISSION MATTERS

6. Consideration of Adoption:
- [Draft Minutes for May 9, 2019](#)

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

7. Commission Comments/Questions

Commissioner Richards:

Few things. First of all, the package of Housing Bills. We heard last Thursday that SB 50 got put in suspense until January, it has to pass the Appropriations Committee by January 31st. There is an article in the Chronicle the next day, modest, I'm sorry, Monday, "Modest housing fixes, sold after delay on the key bill." I'm incredibly disappointed that the legislature did not move to advance AB 36 which is the rental registry, which was the cornerstone for all these other changes in up zoning and protecting rental property, and tenants from speculators and speculation and wrongful evictions. So, I'm incredibly disappointed at that. I honestly believe that that really shows true colors. We can't have Costa Hawkins reform, we can't have Ellis Act reform, and we can't even have a simple rental registry. So, we're on our own on this one and I want to work with my fellow Commissioners and Supervisors to get that passed. We need it. Without it, we're going to see some bad things happen.

Interesting article in *The Washington Post*, "How San Francisco Broke America's Heart." I really encourage you to read it. It is a sad state of affairs on what we've got in our city today. The last line was about a project that we had where a gentleman who owned several houses on the same street and turned one of the houses into a gymnasium basketball court, for his own personal use. They are actually calling in the article, "San Francisco is becoming Monaco." So, it is a great read.

One other thing, today's *Chronicle*, "Too, Too Many." Senator Weiner wants to allow five or six cities in the state to approve alcohol consumption after -- serving alcohol after 2:00 AM to 4:00 AM. I think we would hear that here if that were to pass because it actually is a change to the Planning Code. So, I hope, you know, we would hear that.

And lastly, a most interesting one, "The Bear has been Poked." Why do I say that? I subscribe to a report called *The Planning Report* and you're going to see the first of several constitutional amendment initiatives to undo state influence in local land-use regulation. This amendment comes out of San Diego. I believe it is by one of the persons running for mayor. I have never met, talked or communicated with any of these people, but basically says, "if the state wants to mandate that cities take additional density, they have to pay for the infrastructure." That was one of the big issues with SB 50 was the state was telling us we had to take additional density, but there was no money in order to accommodate that

growth. This actually requires the state to do that. It also requires the state to pay the developer fees, which is quite an interesting thing. So, the state is on the hook to bring the transportation up and also pay the developer fees. I don't know where this is going to go, I understand it's going to go for title and summary then will be circulating around for the 900 some 1,000 signatures it needs. But again, first, the bear has been poked. Thank you.

Commissioner Fung:

I would like to announce that I will be not attending the June 6th meeting based upon long-term scheduling as I try to move everything from Wednesday to Thursday.

Commissioner Hillis:

Just to follow up on some of Commissioner Richards' comments, I think it is unfortunate the state tabled some of these housing bills, especially SB 50 that I think generated a lot of good debate on what we all need to do to solve the housing crisis and the affordability crisis that we are in. I thought it was actually a good debate, and I think municipalities were having that across the state, and the fact that kind of one person at the state level could stop that or other bills, I think is unfortunate. But I think, you know, in reading that article also Commissioner Richards, which I think is probably the 600th iteration of that article that we can all read. The question is, what do we do? You know, and I think that's a big question. And I think it would be great to have a hearing here on, kind of, if SB 50 is just on hiatus or if it's going to come back, or, you know, if we have local control what do we do. I think we have done a lot in the past couple of years in rezoning certain areas of the city, but other areas haven't seen a lot of development. And I think they are big questions we need to start or to continue to explore. We have brought up ideas like the residential expansion threshold which I think could be brought back and changed and modified so we are encouraging density being maximized and not single family, large single-family homes to be built. What do we do about the pipeline of projects that awaits construction? I think we need to take a serious look at RH-1 in having at least a minimum of RH-4 density across the city. How do we fund affordable housing in the city and looking at real solutions like a parcel tax or changing Prop 13, but I think we've got to give the policymakers, you know, some of these tools and have input on it, on how we solve the housing crisis.

Commissioner Richards:

Just one other thing. I met with the Director of long-range planning, AnMarie Rodgers yesterday, and we went over all the bills that the Director I think was in the CASA package. There are two bills that concerned me. One is SB 330 which I believe it also concerns city staff. I would like to have some type of a very brief briefing on what the impacts are and understand that it would stop the Central SoMa plan if it's enacted as-is right now. There is another bill I call a "sleeper bill," it takes the fourplex issue and makes it by right across the state. I know, the ABAG Committee reviewed it because it was shaded in orange, but it is a sleeper bill that nobody is paying attention to but basically takes a piece of SB 50 and it's an a--, I'll get it to you. It is an assembly bill, but it is on the list that was provided. And then lastly, because we have these big Central SoMa office projects coming, I request that we have a two-week advanced packet distribution instead of a one-week and I would offer that through the chair if she could consider that.

President Melgar:

Yes, thank you. Commissioner Richards.

Commissioner Richards:

Is that a yes?

President Melgar:

Yes.

Commissioner Richards:

Okay.

John Rahaim, Planning Director:

Just as a fair warning, the first projects are coming to you in two weeks and I am afraid we are not going to have those packets ready today.

Commissioner Richards:

I defer to the chair.

John Rahaim, Planning Director:

We can try to do that in the future rounds but the first projects are coming to you, the first project I should say, is coming to you for action in June 6th and staff is not prepared to have that in the packet today, just so you know.

President Melgar:

Okay, thank you.

Commissioner Richards:

I defer to the chair.

C. DEPARTMENT MATTERS

8. Director's Announcements

None

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

Aaron Starr:

Land Use Committee

- 181156 Planning, Business and Tax Regulations Codes - Accessory Dwelling Units in New Construction. Sponsor: Safai. Staff: V. Flores

This week, the Land Use Committee heard Supervisor Safari's Ordinance that allows ADUs in new construction and brings our ADU program into compliance with state law. Commissioners, you heard this item on March 6th and recommended approval with the following modifications:

- A maximum of 1,200 square feet for No Waiver ADUs in existing single-family homes;
- Amendments related to Historic Review proposed by the HPC; and

- Other clerical amendments.

Supervisor Safai did move to incorporate these amendments into the Ordinance at the Land Use hearing and directed the City Attorney's office to draft those amendments.

At the hearing, public comment was generally in support of ADUs, but some commenters had concerns about protecting tenant services, and the overall length of the ADU review process. Some also express support for imposing rent control on ADUs in new construction.

Supervisor Peskin moved to duplicate the file to incorporate amendments related to ADUs in existing buildings. These amendments address many of the concerns raised during public comment. The Ordinance was then continued to June 3rd with the intent to approve this Ordinance as amended with the commission's proposed modifications and to send the duplicate file back to the Planning Commission.

Full Board

- No Planning Department Items

Introductions

- BF TBD. Prohibition on Nighttime Entertainment Change of Use. Sponsor: Peskin. Staff: TBD

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – SB 50, Rental Registry, Demo Calcs

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. [2019-002217PCA](#) (A. BUTKUS: (415) 575-9129)
LEGITIMIZATION PROGRAM FOR CERTAIN NON-RESIDENTIAL USES AT 3150 18TH STREET (BOARD FILE NO. 190165) – **Planning Code Amendment** to establish a legitimization program for certain Non-Residential Uses at 3150 18th Street (Assessor's Parcel Block No. 3573, Lot No. 106); affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
 (Continued from Regular hearing on May 9, 2019)

SPEAKERS: = Audrey Butkus – Staff report
 + Carolina Morales, Aide to Sup. Ronen – Proposed ordinance
 + Wendell Doman – Support
 + Elise Heggli – Support
 + Speaker – Support

+ Jenny Maurice-Rogers – Support
 + Kimberly Tan – Support
 + Shannon Archuleta – Support
 + Maureen McKeown – Support
 + Gene Palmer – Support
 + Keegan Hepner – Support
 + Nicole Nancy – Support
 + Austin Cummings – Support
 + Imbar Sareg – Support
 + Matt Field – Support
 + Michelle Molloy - Support
 + Ramona Birchler – Support
 + Helen Hickman – Support
 = Corey Teague – Response to questions

ACTION: Approved with Modification, permitting office uses to participate in the legitimization program for up to three years.

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

RESOLUTION: [20453](#)

11. [2015-005255CWP](#) (A. VARAT: (415) 558-6405)

SEA LEVEL RISE VULNERABILITY AND CONSEQUENCES ASSESSMENT – In 2016, the City published the Sea Level Rise Action Plan, which describes actions San Francisco can take to make the city more resilient to rising seas. Pursuant to the Action Plan, the Sea Level Rise Vulnerability and Consequences Assessment quantifies and describes the impacts of sea level rise and future coastal flooding on public infrastructure across San Francisco and the consequences for people, the economy, and the environment. This **Informational Presentation** includes background and key findings from the assessment and identifies next steps.

Preliminary Recommendation: None – Informational

SPEAKERS: = Adam Varat – Staff report
 = Chris May – Response to questions

ACTION: Reviewed and Commented

12. [2015-012490ENXOFA](#) (L. HOAGLAND: (415) 575-6823)

88 BLUXOME STREET – located on the northeast intersections of 5th, Brannan and Bluxome Streets, Lots 037, Block 3786 (District 6) – **Informational Presentation** on the proposed project, which includes the demolition of the existing 288,570 square foot Bay Club tennis building and construction of three new buildings: the West Office Tower, the East Office Tower, and the Community Center/Affordable Housing building, with a total of 839,860 square feet of office, 8,150 square feet of PDR, 24,140 square feet of retail, and 4,400 square feet of child care, 170 off-street parking spaces, four loading spaces, and 381 bicycle spaces (311 Class I, 70 Class II). The project also entails a land dedication to the Mayor's Office of Housing and Community Development, and development of a new public park ("Bluxome Linear Park"), measuring approximately 11,896 square feet. The Project includes approximately 11,330 square feet of additional on-site open space, including privately-owned public opens space (POPOS). The project site was identified as a "key site" in the Central SoMa Plan. The project site is located in the CMUO Zoning District, Central SoMa Special Use District and 130-CS and 200-CS Height and Bulk Districts.

Preliminary Recommendation: None – Informational

SPEAKERS: = Maia Small – Introduction
 = Linda Ajello-Hoagland – Staff presentation
 + Terezia Nemeth – Project presentation
 + Speaker – Project presentation
 + Speaker – Design presentation
 + Anthony Giles – Athletic facilities
 + Betty Louie – Tennis Club
 + Seth Sokoloff – Public recreation
 + Speaker – Programming
 + Danielle Rocha – Arts
 = Sue Hestor – Sea rise

ACTION: Reviewed and Commented

13. 2014-000203ENX (L. HOAGLAND: (415) 575-6823)
655 4TH STREET – located on the northeast side of 4th Street, at the intersection of 4th and Townsend Streets, Lots 026, 028, 050, 161-164, Block 3787 (District 6) – **Informational Presentation** on the proposed project, which includes the demolition of three existing buildings and associated parking lots and construction of two new buildings with 960 residential dwelling units (~1,014,968 square feet), a 38 room hotel (~24,509 square feet), 21,840 square feet of office area, approximately 18,454 square feet of ground-floor retail and 2,484 square feet of retail/indoor privately-owned public open space (POPOS). The Project includes approximately 10,512 square feet of private open space and 24,495 square feet of outdoor (POPOS). The project site was identified as a “key site” in the Central SoMa Plan. The project site is located in a CMUO Zoning District, Central SoMa Special Use District and 400-CS Height and Bulk District.

Preliminary Recommendation: None – Informational

SPEAKERS: = Linda Ajello-Hoagland – Staff presentation
 + Carl Shannon – Project presentation
 + Tomas Kristofferson – Design presentation
 = Sue Hestor – Sea level rise

ACTION: Reviewed and Commented

14. [2019-000189CUA](#) (J. HORN: (415) 575-6925)
1860 9TH AVENUE – east side of 9th Avenue between Noriega and Ortega Streets; Lot 030 in Assessor’s Block 2045 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 317 to allow the tantamount to demolition of an existing two-story two-family dwelling and the construction of vertical and horizontal additions to create a four-story three-family dwelling with an accessory dwelling unit 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: Approve with Conditions

(Continued from Regular hearing on May 2, 2019)

SPEAKERS: = Jeff Horn – Staff report
 + Ronald Yu – Project presentation

ACTION: Approved with Conditions as amended, for Sponsor to continue working with Staff in order to strengthen the ADU entrance.
 AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: [20454](#)

16. [2019-000186CUA](#) (M. CHRISTENSEN: (415) 575-8742)
828 INNES AVENUE – north side of Innes Avenue near Arelious Walker Drive; Lot 019 in Assessor's Block 4645 (District 10) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 711, to establish a 2,020 square foot Cannabis Retail use (Suite 110) within a four-story mixed-use building. The subject property is located within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on May 2, 2019)

SPEAKERS: = Michael Christensen – Staff report
 + Chereese Benton – Project presentation
 - Steve Lee – Opposition
 - Pauline Harrell – Opposition
 - Speaker – Opposition
 - Charles Cory – Opposition
 - Paul Lee – Amendment, CCR's
 + Lisa Chinn – Support
 - Christine Semenero – Opposition
 + Malik Perry – Support
 ACTION: Approved with Conditions as amended:
 1. Restricting a Type 8 license; and
 2. Informational update presentation, one year from operation.
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 NAYS: Fung
 MOTION: [20455](#)

17. [2019-000697CUA](#) (M. CHRISTENSEN: (415) 575-8742)
1370 WALLACE AVENUE – located on a through lot between the north side of Wallace Avenue and the south side of Van Dyke Avenue between Ingalls and Hawes Streets; Lot 021 in Assessor's Block 4827 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 210.3, and 303 to allow the establishment of a 6,180 square foot Industrial Agriculture use within an existing two-story warehouse building to allow the cultivation of cannabis, within a PDR-2 (Production, Distribution, and Repair Core) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Michael Christensen – Staff report
 + Harvey Hacker – Project presentation
 ACTION: Approved with Conditions
 AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards

MOTION: [20456](#)

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.

19. [2016-009503DRP](#) (D. WINSLOW: (415) 575-9159)
149 MANGELS AVENUE – at Nordhoff Street; Lot 043 in Assessor's Block 6765 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.0712.2060 for construction of a 3 -story residential building within a RH-1 (Residential-House, Single family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
 (Continued from Regular hearing on March 14, 2019)
WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

20. [2018-008362DRP](#) (D. WINSLOW: (415) 575-9159)
237 CORTLAND AVENUE – between Bocana and Bonview Streets; Lot 018 in Assessor's Block 5668 (District 9) – Request for **Discretionary Review** of Building Permit Application No. 2018.0607.1206 for demolition of an existing one-story commercial building and new construction of a four-story three-family house within a NC-2 (Neighborhood Commercial-Small Scale) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
 (Continued from Regular hearing on May 2, 2019)

SPEAKERS: = David Winslow – Staff report
 - Chad Hamilton – DR presentation
 - Jason Riggs – Opposition
 - Speaker – Opposition
 - Edward Hughson – Opposition
 - Suzanne – Opposition
 - Speaker – Opposition
 - Speaker – Opposition
 - Speaker – Opposition
 - Marti Kashuva – Opposition
 + Amy Lee – Project presentation
 + Jeremy Schaub – Design presentation
 ACTION: Took DR and Approved with Staff Modifications
 AYES: Fung, Hillis, Johnson, Koppel, Melgar, Richards

NAYS: Moore
DRA: [0653](#)

ADJOURNMENT 6:29 PM
ADOPTED AS AMENDED JUNE 6, 2019