DZLU MEETING DATE: July 24, 2018

**1. ONGOING PROJECT UPDATES**:

* 1. **WHOLE FOODS 365 AT 1600 JACKSON** – The Planning Commission’s Conditional Use hearing has been continued from 7/26 to 9/27/18. We are awaiting additional updates from Whole Foods and will shortly continue outreach to RHN membership in preparation for that hearing.
  2. **915 NORTH POINT** – Anticipating next design iteration from developer in response to Planning’s staff review.
  3. **PHILZ COFFEE AT 2230-2234 POLK** – No visible construction yet on this project that had been approved by the Planning Commission on 4/26/18.
  4. **2028-30 LEAVENWORTH** – DZLU has been tracking this online in response to an inquiry. There is a 6/22/18 Notice of Violation and Enforcement regarding conversion of a two-unit building into a single-family dwelling via the addition of an internal connecting stairway, without Planning approval or outside the scope of an issued building permit.

**2. ONGOING POLICY UPDATES:**

* 1. **UNION STREET REPLACEMENT STREET LIGHTS** – PG&E led a site meeting on 7/19 with representatives from the D2 and D3 Supervisors’ offices, DZLU representatives and neighbors. The fixtures are similar, though not identical, to the new fixtures on Broadway and Mason with black poles and will be spaced about 100 ft apart based on SFPUC’s lighting analysis. DZLU and neighbors asked that the order for the globes incorporate, if feasible, a solid top to mitigate potential glare and improve directionality of the light toward the road and sidewalk, similar to the new fixtures at Washington Square Park. Also, the group preferred that the temperature (color) of the light not be overly cold or warm, but be similar to that of the City’s newer LEDs. Civil work to install new underground electrical cabling for the lights is anticipated to begin early August with new lights early next year and extending into the spring, dependent on weather. PG&E will be sending notices to Union St residents regarding the work schedule.
  2. **SF PROPOSED ROOF DECK POLICY** – The Planning Department on 7/18 e-mailed out a draft proposed roof deck policy and invited input. DZLU shared RHN’s roof deck guidelines from 2015 with Planning and DZLU was invited to meet to provide input. DZLU representatives met with Planning on 8/3. Per Planning, the goal is to strike a balance between allowing for the reasonable enhancement of outdoor open space on the roofs of low-density residential buildings while protecting the quality of life for adjacent neighbors. In light of increasing requests for discretionary review, Planning is also seeking to provide better clarity and a consistent approach in the review of decks and associated stair penthouses, including establishing thresholds on such aspects as size and setbacks that trigger fuller review if exceeded, but offer more streamlined review if kept within the thresholds. An informational presentation to the Planning Commission is scheduled for August 30th.

DZLU sought clarification of the thresholds, and suggested that guidelines on setbacks and guardrail materials should respond to context and impacts, such as visibility or massiveness from the street, or privacy concerns, rather than apply overly rigid “one-size-fits-all” rules. As the draft is refined, we’ll seek additional opportunity for input.

* 1. **POLK ST/PACIFIC AVE SPECIAL AREA GUIDELINES** -- DZLU sent an e-mail to Planning asking if there were any questions on DZLU’s previous comments. The most recent draft does incorporate our comments regarding sculpting building heights relative to topography, and preservation of sunlight at alleys. Additional comment was invited on the newest draft.
  2. **HOME-SF 2.0** – BOS has amended the program to incentivize more developers to utilize the city’s program that has offered a bonus of two additional floors in return for providing a total of 30% affordable housing units in a development. Another tier is now offered that allows one additional floor in return for providing 25% affordable units. Under Home-SF 2.0, this would no longer constitute a Conditional Use and would therefore not automatically require Planning Commission review.

e. **RHN LAND USE AND DEVELOPMENT PRINCIPLES** – With the assistance of RHN’s Communications Committee, this has now been posted to RHN’s website.