

SAN FRANCISCO PLANNING COMMISSION



DRAFT – Meeting Minutes

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

Thursday, December 11, 2014
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WU AT 12: 10 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Omar Masry, Laura Ajello, Carly Grob, Rachel Schuett, Claudia Flores, Kearstin Dischinger, Paulo Ikezoe, Brittany Bendix, Erika Jackson, Sharon Young, Marcelle Boudreaux, Sara Vellve, Mary Woods, Eiliesh Tuffy, Tina Chang, 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. 2014.0454C (O. MASRY: (415) 575-9116)
4093 24th STREET - at the southeast corner of Castro and 24th Streets, Lot 017 in Assessor's Block 6507 – Request for **Conditional Use Authorization** under Planning Code Sections 728.83 and 303 to allow a macro wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility would feature twelve (12)

screened panel antennas; with (9) nine panel antennas placed within a faux rooftop mechanical penthouse, and the remaining (3) three panel antennas placed within individual roof-mounted faux vent pipes. Related electronic equipment would be placed on the roof and in a portion of the first floor. The facility is proposed on a Location Preference 6 Site (Individual Neighborhood Commercial District) within the Castro Street 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.

(Proposed for Continuance to January 8, 2015)

SPEAKERS: None
ACTION: Continued to January 15, 2015
AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

2. 2011.0919C (O. MASRY: (415) 575-9116)
1010 BUSH STREET - at the northwest corner of Bush and Jones Streets, Lot 007 in Assessor's Block 0276 – Request for **Conditional Use Authorization** under Planning Code Sections 209.6(b) and 303 to allow a wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility would feature nine (9) panel antennas on the roof of the existing four-story tall, mixed-use building. Three (3) of the antennas would be mounted behind two (2) new screening enclosures attached to the east facing wall of an existing rooftop penthouse. The remaining six (6) antennas would be mounted on the roof of the existing rooftop penthouse. Related electronic equipment would be located on the roof and in a basement room. The facility is proposed on a Location Preference 5 Site (Preferred Location; Mixed-Use Buildings in High Density Districts) within a RC-4 (Residential-Commercial, High Density) Zoning District, and a 65-A 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.
(Proposed for Continuance to January 8, 2015)

SPEAKERS: None
ACTION: Continued to January 15, 2015
AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

3. 2014.1393C (O. MASRY: (415) 575-9116)
1135 EVANS AVENUE - at the southwest corner of Evans Avenue and Middle Point Road, Lot 014 in Assessor's Block 4602A - Request for **Conditional Use Authorization** under Planning Code Sections 711.83 and 303 to modify an existing wireless telecommunications services (WTS) facility operated by Sprint. The modified macro WTS facility would allow three (3) additional panel antennas adjacent to three (3) existing panel antennas mounted to Pacific Gas & Electric transmission towers. Related electronic equipment would be located on the transmission towers, and an existing ground-mounted equipment area. The facility is proposed on a Location Preference 1 Site (Preferred Location; Co-Location with Verizon Wireless and T-Mobile) 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 Section 31.04(h) of the San Francisco Administrative Code.
(Proposed for Continuance to January 8, 2015)

SPEAKERS: None
 ACTION: Continued to January 8, 2015
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

18. [2014.1378D](#) (M. WOODS: (415) 558-6315)
718 WALLER STREET - north side between Divisadero and Scott Streets; Lot 014 in Assessor's Block 1239 - Request for **Discretionary Review** of Building Permit Application No. 2014.06.12.8209, proposing to replace portions of the guardrails and to add new windscreens on existing second- and third-story decks at the rear of the three-story, single-family house within a RM-1 (Residential, Mixed, Low Density) 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.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve
WITHDRAWN

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

4. [2014.1176Q](#) (L. AJELLO: (415) 575-9142)
2438 LAKE STREET - north side of Lake Street between 25th and 26th Avenues; Lot 020 in Assessor's Block 1333 - Request for **Condominium Conversion Subdivision** to convert a three-story-over-garage, six-unit building into residential condominiums within a RM-1 (Residential, Mixed, Low Density) 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 Section 31.04(h) of the San Francisco Administrative Code.
 Preliminary Recommendation: Approve
 (Continued from Regular Meeting of December 4, 2014)

SPEAKERS: None
 ACTION: Approved
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
 MOTION: 19289

5. [2014.0610C](#) (C. GROB: (415) 575-9138)
260 PAGE STREET - at the north side of Page Street east of Laguna Street, Lot 012 in Assessor's Block 0839 - Request for **Conditional Use Authorization** under Planning Code Sections 209.1(i) and 303 to permit a dwelling unit density not exceeding one unit for each 200 square feet of lot area. The proposal includes the addition of two studio units within the existing three-story over basement, 9-unit building, resulting in 11 total units. Two doors and four windows would be added to the rear façade of the property, and the railing above the existing garage would be replaced. No additional alterations are proposed. The subject property is located in the Residential Transit-Oriented (RTO) 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

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
MOTION: 19290

C. COMMISSION MATTERS

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 Richards:

I guess, three things, first, it seem like lately we have been having a lot of DRs that I think we have been taking a higher percent of them, than usual. And one of the things that I have been thinking of was actually taking a look at the Residential Design Guidelines, to really understand whether or not they are too generic and maybe they don't suit where we are today and maybe need to consider topography and also the age of the neighborhood. It's something that has been on my mind. The other item was the driveway policy. I think that it would be a great idea to have an informational sometime in January on that before a lot more of these projects come before us so that the public is pretty well informed on decision-making process that the Department goes through on those and the Commission as well. And the third thing I'm on a little bit more of a personal item on my way into City Hall today, Board President Katy Tang stopped me and she gave me this Certificate of Honor. My mother sitting in the audience there, raise your hand, she is celebrating 90 years on Sunday and she decided to come out across the country to celebrate it in soggy San Francisco. So, the Board of Supervisors chose to make you an honorary citizen of San Francisco. I'll bring this home when I come home.

Commissioner Wu:

Wonderful. Happy 90th, Mrs. Richards.

D. DEPARTMENT MATTERS

7. Director's Announcements

Director Rahaim:

Good afternoon Commissioners, Happy Birthday, Mrs. Richards and welcome. Two things that I wanted to mention -- actually three. On the Residential Design Guidelines that Commissioner Richards brought up, the Department staff has been working for over a year now on all of the Department's guidelines, and there is a list of more than I can remember

how many different sets of guidelines there are in the City, and the idea is to coordinate them to update the Residential Design Guidelines. We expect to get that to you sometime middle to -- middle of next year into summer/fall of next year. So you should be seeing those updated guidelines in the next few months. Secondly, I wanted to mention a change to a couple of process in department, particularly around small projects. One of the things that is happening in the current development boom is that there is a lot of small projects that typically would only take a few weeks or a few months to approve are getting substantially delayed because of all of the permit activity coming in, so we have established with -- we have been given permission to hire some staff to actually focus only on small projects and we have a small projects team that is now made up of four people and we are looking for four more and their entire focus will be on small building permit projects, projects that typically don't even require CEQA or don't require Commission action that normally can be approved quite quickly and they will be focusing solely on those small projects. So, that the planners can work on focus on the larger ones, and the smaller projects don't have to wait in such a long queue. The other piece of the process that I think I mentioned before was that with respect to the PPA, the Preliminary Project Assessment process, we had been -- the way the process had been working is that we had asked the project sponsors to apply for that and we gave them a letter in 60 days after the application and then they were applying for their environmental review. In light of the queue and backlog we have changed that policy to allow them to apply for their environmental application at the same time as the PPA so that the wait is less by two to three months, that would have been otherwise, so again, it's an effort to reduce the backlog and get people assigned to projects as soon as possible. The third thing I wanted to mention was the Environmental Impact Report for the 5th and Mission Project, the 5M Project. I think there was a lot of discussion here last week about the timeframe. We are indeed extending the timeframe as the Commission requested until January 7th, which was I believe the date you talked about. I think more pertinently, you will receive in your packet today a memo from Sarah Jones the Environmental Review Officer about the process for extending the deadlines and there have been a little bit of confusion, on how it happens? Who is responsible for extending deadlines? And we'll calendar that as an item on next week's calendar under Director's report, so that we can have a discussion with Sarah and the Commission. That concludes misreport. Thank you.

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

LAND USE COMMITTEE:

- **141093 Zoning - Interim Moratorium Extension on Production, Distribution, and Repair Conversion in the Proposed Central South of Market Plan Area. Sponsor: Kim, Avalos, Campos and Mar. Extended for a total of two years.**

FULL BOARD OF SUPERVISORS:

- **141096 Planning Code - Height Exemptions for Hospitals. Sponsor: Wiener. Passed its Second Read**
- **140875 Planning Code - Amending the Third Street Alcohol Restricted Use District. Sponsor: Kim and Cohen, Passed its Second Read**

- **141190 Authorizing the Nullification of the Current Four Priority Conservation Areas - Sutro Tower, Aquavista/Twin Peaks, Palou/Phelphs Open Space, and Bayview Radio Property.** This resolution was Adopted
 - **141083 Public Hearing - Appeal of Exemption from Environmental Review - 2853-2857 Broderick Street.** This was an appeal of the Categorical Exemption for a project that would remove a dwelling unit, in addition to adding dormers, front facade alterations and other alterations. This Commission heard this case as DR on September 18 of this year and voted unanimously to not take DR approve the project as proposed. At the Board of Supervisor's hearing, Supervisor Farrell said that while there were several issues with the project, the environmental determination was done correctly. With that he made a motion to uphold the Department's environmental determination and the Board voted unanimously in favor of that motion.
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INTRODUCTIONS:

- **141266 Planning Code - Off-Street Parking Exceptions. Sponsor: Supervisor Breed.** Ordinance amending the Planning Code to permit certain exceptions from off-street parking and loading requirements for lots that front on curbside transit lanes or bicycle paths, for lots in Residential Mixed districts, and in order to bring buildings into greater conformity with yard, setback, and other building requirements; to include parking in excess of what is principally permitted and located above ground in the floor area ratio calculation; and modifying other floor area ratio provisions.
- **141237 Planning Code - Procedure for Requesting Modification of Code Requirements or Planning Department Practices and Procedures to Accommodate a Disability. Sponsor: Commission** Ordinance amending the Planning Code to establish a process for making and acting upon requests for reasonable modification of a Planning Code requirement or a Department policy, practice, or procedure to accommodate a disability pursuant to federal and state fair housing laws.

HISTORIC PRESERVATION COMMISSION:

No Report

BOARD OF APPEALS:

Commission Secretary for the ZA: The Board of Appeals did meet last night and heard one case that may be of interest to the Commission, the mandatory discretionary review of a demolition of a single-family home and new construction of a two-unit building at 456 27th Street, was heard by the Commission in May. An adjacent neighbor expressed concerns about the impact to their adjacent light core and light into their units. The Commission unanimously approved the project. One of those neighbors also appealed the building permit application based on same concerns. However, the Board of Appeals affirmed the Commission's decision and voted unanimously to deny the appeal and uphold the issuance of the building permit.

E. 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.

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.

9. [2010.0515E](#) (R. SCHUETT: (515) 575-9030)
POTRERO HOPE SF PROJECT DRAFT EIR/EIS - South slope of Potrero Hill bounded by Connecticut Street, 26th Street, Wisconsin Street, 23rd Street, Texas Street, and 25th Street; Assessor's Block/Lots: 4167/004,004A, 4220A, 4222A 4285B, 4223/001, and 4287/001A – Public Hearing on the **Draft Environmental Impact Report**. The proposed project includes demolition of the existing 620 public housing units and development of up to 1,700 residential units for a range of income levels, including replacement public housing. The proposed project would also include new vehicle and pedestrian connections, a new street and block layout, new transit stops, and new water, wastewater, and storm water infrastructure, as well as retail, community facilities and open space. The project site is located in the Residential-Mixed Moderate Density (RM-2) and Public (P) Zoning Districts, and 40-X Height and Bulk District.

NOTE: Written comments will be accepted at the Planning Department until 5:00 p.m. on January 7, 2015.

Preliminary Recommendation: None – Comments on EIR

SPEAKERS:

- Maritza Aragon – Violent activities in the area
- (F) Speaker – Improve the safety and neighborhood environment
- (M) Speaker – Housing is in disrepair
- (M) Speaker – Neighborhood improvements
- Patricia Hunting – Safety, construction, timeline
- Donna Goodmanson – Location of low income units
- Emily Weinstein – Bridge Housing
- Thu Long – Bridge Housing, improved housing
- Kim Christiansen – Potential improvements for residents
- Joe Boss – Excellent outreach
- Janet Carpinelli – Transit improvements
- Thomas Shaw – Modernization of Potrero Hill, construction
- Leigh Able – High density impacts, asbestos, open space
- Richard Lee – Traffic impacts, retail spaces
- Dennis Motaldo – Project density, infrastructure
- Bonnie Bergereaux – Congestion and traffic
- J.R. Epper – Public housing, cumulative effects analysis

ACTION: Reviewed and Commented

10. (P. IKEZOE: (415) 575-9137)
COMMERCE AND INDUSTRY INVENTORY 2013 - **Informational presentation** - This 20th Inventory is one of the Department's reports on the economy and land use. It contains a 10-year time-series of data for calendar years 2004-2013, including population, labor force, employment, establishments, wages, retail sales, government expenditures and revenues, and building activity. The Inventory is available for the public at the Planning Department and can be downloaded from the website at [http://commissions.sfplanning.org/cpcpackets/2013 Commerce and Industry Inventory FINAL.pdf](http://commissions.sfplanning.org/cpcpackets/2013%20Commerce%20and%20Industry%20Inventory%20FINAL.pdf)
 Preliminary Recommendation: None - Informational

 SPEAKERS: None
 ACTION: None – Informational
11. (C. FLORES: (415) 558-6473)
PUBLIC SITES DEVELOPMENT FRAMEWORK - **Informational Presentation** - Planning and Office of Economic and Workforce Development staff will present an update on the inter-agency strategy to coordinate potential development of selected publicly-owned, underutilized sites.
 Preliminary Recommendation: None - Informational

 SPEAKERS: + Mike Martin – OEWD presentation
 + John Elberling – Get it done
 + Peter Cohen – Housing needs
 + Danny Campbell – Take a step further, to build sustainable communities
 Gabriel Medina – Affordable housing
 + Carlos Martinez – Employment opportunities
 + Joel Koppel – Good paying jobs and benefits
 + Joshua Arce – Put communities to work
 + Alexandra Goldman – Affordable housing
 + Whitney Jones – Affordable units
 + Joseph Smoot – Affordable housing
 + Dine Adelfio – Transit
 + Kate Heartly – Response to questions
 ACTION: None - Informational
12. **2014.0966T** (K. DISCHINGER: (415) 558-6284)
2013 CITYWIDE NEXUS STUDY - **Planning Code Amendment** to adopt the San Francisco Citywide Nexus Analysis supporting existing development fees, including fees in the Downtown and other Area Plans, to cover impacts of residential and commercial development in the areas of recreation and open space; pedestrian and streetscape improvements; childcare; and bicycle infrastructure; making findings related to all of the fees in Article IV generally and certain development fees supported by the Nexus Analysis specifically; and making environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.
 Preliminary Recommendation: Adopt
 (Continued from Regular Meeting of November 20, 2014)

SPEAKERS: None
 ACTION: Approved with Conditions as amended
 AYES: Wu, Fong, Antonini, Johnson, Moore, Richards
 ABSENT: Hillis
 RESOLUTION: 19291

13. [2013.0124X](#) (E. JACKSON: (415) 558-6363)
1450 15TH STREET - at the corner of Shotwell Street, Lot 064 in Assessor's Block 3549 - Request for **Large Project Authorization** (LPA), pursuant to Planning Code Section 329, for the new construction of a five-story, 50-foot tall, residential building (approximately 27,620 gsf) with up to 23 dwelling units, 16 off-street parking spaces, and common open space. Under the LPA, the project is seeking a modification of the requirements for: 1) rear yard (Planning Code Section 134); 2) permitted obstructions (Planning Code Section 136) and; 3) dwelling unit exposure (Planning Code Section 140). The subject property is located in the Urban Mixed Use (UMU) Zoning District, and 50-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

SPEAKERS: + Tony Pantaleoni – Project presentation
 ACTION: Approved with Conditions
 AYES: Wu, Fong, Antonini, Johnson, Moore, Richards
 ABSENT: Hillis
 MOTION: 19292

- 14a. [2012.1187CBX](#) (B. BENDIX: (415) 575-9114)
501-505 BRANNAN STREET - south side, between 4th and 5th Streets, Lot 038 in Assessor's Block 3786 - Request for **Large Project Authorization** pursuant to Planning Code Section 329 to construct a 6-story, 85-foot tall, building with an additional two floors of below grade parking, and containing approximately 153,117 gross square feet in the Mixed-Use Office (MUO) Zoning District and 85-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: + John Kevlin – Project presentation
 + Architect – Project design
 + John Elberling – POPOs at grade and open to the public
 + Pat Valentino – Retail
 + Alice Rogers – Retail space w/outdoor seating
 ACTION: Approved with Conditions
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
 MOTION: 19293

- 14b. [2012.1187CBX](#) (B. BENDIX: (415) 575-9114)
501-505 BRANNAN STREET - south side, between 4th and 5th Streets, Lot 038 in Assessor's Block 3786 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 157.1, 303 and 842.41 to establish a commercial parking garage of 14,939 gross square feet in the Mixed-Use Office (MUO) Zoning District and 85-X Height and Bulk

District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 14a.

ACTION: Approved with Conditions as amended to include the parking condition as submitted, and the following findings:

1. Urge the Art Commission to require the art component on-site;
2. Activate Bluxome Street; and
3. Use local retailers

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

MOTION: 19294

- 14c. [2012.1187CBX](#) (B. BENDIX: (415) 575-9114)
501-505 BRANNAN STREET - south side, between 4th and 5th Streets, Lot 038 in Assessor's Block 3786 - Request for **Office Development Authorization** pursuant to Planning Code Sections 321 and 842.66, for up to 137,446 gross square feet of office use from the Office Development Annual Limit. The subject property is located in the Mixed-Use Office (MUO) Zoning District and 85-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 14a.

ACTION: Approved with Conditions

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

MOTION: 19295

15. [2010.0401C](#) (M. BOUDREAUX: (415) 575-9140)
625 MONTEREY BOULEVARD - cross Streets Genessee and Foerster Streets; Lots 043 & 054 in Assessor's Block 3115 - Request for **Planned Unit Development**, seeking modifications to the Planning Code for rear yard requirements, and street frontage, per Planning Code Sections 304, 134, 145.1; request for **Conditional Use Authorization** to expand an existing Safeway grocery store from 19,079 gsf to 44,919 gsf, to merge two lots into one lot measuring approximately 36,187sf, pursuant to Planning Code Section 710.11, for commercial use size of approximately 44,900 gsf, pursuant to Planning Code Section 710.21, for extended hours of operation between 11pm – 2am, pursuant to Planning Code Section 710.27, to allow expansion of existing formula retail grocery store (dba Safeway), and to establish formula retail coffee kiosk (dba Starbucks) inside the store, pursuant to Planning Code Section 703.4. The project site is within a NC-1 (Neighborhood Commercial, Cluster) Zoning District, and 32-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

SPEAKERS: + Natalie Mate – Project presentation

ACTION: Approved with Conditions as amended by Staff and submitted by the Applicant re: Condition No. 4.

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

MOTION: 19296

16. [2013.1653C](#) (S. YOUNG: (415) 558-6346)
1814 - 1816 ANZA STREET - north side, between 9th and 10th Avenue; Lot 018 in Assessor's Block 1535 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.3(j) and 303 to convert the ground floor of a three-story, two-family dwelling into meeting space with approximately 1,500 square feet of floor area to be utilized by a religious institution (Canaan Lutheran Church) for bible studies, fellowships, Sunday school, and other church-related activities. Canaan Lutheran Church currently holds its worship services in the church located directly east of the subject property at 479 - 495 9th Avenue, in partnership with Zion Lutheran Church. The project site is located within a RM-1 (Residential-Mixed, Low-Density) 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 October 23, 2014)

SPEAKERS: + Lester Thom – Project presentation
 ACTION: Approved with Conditions
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
 MOTION: 19297

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.

17. [2014.0544D](#) (S. VELLVE: (415) 558-6263)
16 & 16A IRIS AVENUE - east side between Euclid Avenue and Mayfair Drive, Lot 028, in Assessor's Block 1043 - Request for **Discretionary Review** of Building Permit Application No. 2014.04.16.3387 proposing to construct an approximately 10-foot deep, one-story addition at the rear of the three-story, three-unit building. The project originally proposed to merge two of the building's three dwelling units; however, the project has been revised to eliminate the dwelling unit merger. The property is located within a RH-2 (Residential, House, Two-Family) 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.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project as Revised
 (Continued from Regular Meeting of October 9, 2014)

SPEAKERS: - Kathy DeVincenzi – DR presentation
 - Greg Scott – DUM
 - Bobby Coleman – Opposition
 - Rose Hilson – Opposition

+ Project Sponsor Representative – Project presentation
 + (M) Speaker – family housing
 ACTION: After a Motion to Continue to January 15, 2014 failed +2 -5 (against); Took DR and required the interior stair to be eliminated
 AYES: Wu, Fong, Antonini, Fong Hillis, Johnson
 NAYES: Moore, Richards
 DRA No: 0394

19. [2013.1590D](#) (E.TUFFY: (415) 575-9191)
461 27th STREET - south side between Noe and Sanchez Streets; Lot 033 in Assessor's Block 6591 - Request for **Discretionary Review** of Building Permit Application No. 2013.11.21.2535 proposing expansion of the existing single family residence. The project involves raising the existing building 18 inches to add a garage and a full-height lower level, constructing a new dormer on the west roof slope, repairs and replacement-in-kind of exterior wood elements on the cottage, and construction of a new, 3-story addition with a roof deck at the rear of the existing structure. The subject property is located within a RH-2 (Residential House, Two-Family) 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.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve
 (Continued from Regular Meeting of November 13, 2014)

SPEAKERS: - Susan Grant Foley – DR presentation
 - (F) Speaker – Modify the proposal
 - Andrew Bigi – Support for neighbor's alternative
 - Carrie Lee – Alternative
 - (M) Speaker – Opposed
 - Maxine – Negative impacts
 - Lisa Spiegel – Support for alternative
 - Wendy Bartren – Neighborhood alternative
 - Cynthia Gordon – Sale back the project
 - (M) Speaker – Take DR
 - Jim Constantine – Support DR
 + David Silverman – Project presentation
 + Neely Pointer – Project presentation
 + Jennifer Capabianco – Family housing
 + Rebecca Mentio – Support
 + Roxie – Good for the neighborhood
 + Angel Alvarez Mack – Support
 ACTION: Took DR and required the following:
 1. Remove the roof deck
 2. Reduce the depth of the 3rd level by approximately 6 feet, to be determined by staff
 3. Dark colors would not be permitted
 AYES: Wu, Fong, Antonini, Hillis, Moore, Richards
 NAYES: Johnson
 DRA No: 0395

20. [2014.0979D](#) (T. CHANG: (415) 575-9197)
 5420 MISSION STREET - north side of Mission Street between Ottawa and Foote Ave.; Lot 001B in Assessor's Block 7044A - Request for **Discretionary Review** of an application to operate a Medicinal Cannabis Dispensary d.b.a. SPARC. The project includes tenant improvements proposed under Building Permit Application 2014.0509.5362. The project is located within the Excelsior Outer Mission NCD (Neighborhood Commercial District) and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code. Preliminary Recommendation: Take Discretionary Review and Approve with Conditions (Continued from Regular Meeting of October 16, 2014)
NOTE: After hearing, and closing public comment; Continued to December 11, 2014 by a vote of +3 -2 (Antonini, Fong against; Wu, Moore absent)

- SPEAKERS:
- + Andrew Junius – Legal issues, process
 - Latterman – Cluster, district 11, not how
 - = Captain ___ SFPD concerns anti-clustering, when is enough?
 - Melba Cajina – Damage to car, raised fence, don't feel safe
 - (M) Speaker – Negative impacts to seniors and children
 - Athin – Opposed
 - Li Fan Yu – Smells
 - Chan Chin Liu – Children
 - (F) Speaker – Health of the children
 - Kathy Wu – Too many MOCD's
 - Gloria – Exposed to smoke
 - May Wong – Marijuana Alley
 - (M) Speaker – Do we need this many dispensaries?
 - May Chen – Opposed
 - Shaw Shuen Lee – Proximity to schools and tobacco establishments
 - Benny Lee – Unpleasant smells
 - Bonnie Hong – Opposed to another MCD in the Mission
 - Alson Lee – Not in the same place
 - Kinny – Witnessed re-selling
 - Qui Yen Sia – Unsafe
 - Hon Hi Lee – Already two close by
 - Tat We – Safety has declined
 - Lam Ching – Opposed
 - Lei Fong Lai – Opposed, not controlled or regulated
 - Ki Fon Liu – Should not be open near kds and schools
 - (F) Speaker – Too many shops in a residential neighborhood
 - Alen Koo – Agrees with Police Captain
 - (F) Speaker – Marijuana alley
 - Mary Harris – Clustering
 - Marley Norman
 - David Hooper – Clustering
 - Henry Hujowi – No clustering
 - Nancy – Enough MCD's
 - Claudia – No more MCD's
 - Raquel Alvarez – Opposed

- (F) Speaker – Don't need another one
- Enlove Joy – Enough dispensaries
- Tom Murphy – 95% are against
- Vern Arborghast - ___ of police activity
- Illiana – Smoke somewhere else
- Albert – More MCD's than grocery stores
- Deanna McConey – Neighborhood is going downhill
- Ashus Safai – Enough
- Brain Webster – Unhappy SPARC workers
- Joel Kneely – No move
- Angie – Positive business
- Josepheine Chow – Enough is enough
- + Michael Aldritch – Compassion patients
- + Shirley – Compassion member
- + Alexandra Cuttick – Compassion member
- + Joshua Reisch – Security
- + Harley – Good neighbor
- + Josh Hoffman – Security
- + Steve Thomas – Good neighbor
- + (M) Speaker –
- + Esther Kurtnik – Good neighbor
- + Ian McCulloch – Acupuncture
- + Jordan Overstreet – Topical cannabis
- + Richard Seisky – Support
- + Nicholas Tomich – Support
- + Lucien Jamey – Solution not a problem
- + Sean Labosko – Raises the bar
- + Dimitrius Daniels – Letter from Tom Ammiano
- + Mike –
- + Bill Morales – Support
- + Clarissa – Support
- + Jessica – Support
- Chris Gorgis –
- + Kelsey Schnock – Benefits, jobs
- + Jason Ahestis – Police going to SPARC for help
- + Claire – safety
- + Mathew Sams – Safety
- + Paul Hansbury – Good player amount bad players
- + Sara Schrader – Support
- + Zach – Newman – Good operator
- + Robert Runyan – Model dispensary
- + Austin – Support
- + Ed Breslin – Working conditions
- + Angie – Positive business

ACTION: Took DR and Denied the MCD
 AYES: Wu, Fong, Antonini, Hillis,
 NAYES: Moore, Richards
 ABSENT: Johnson
 DRA No: 0396

H. 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 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))

ADJOURNMENT - 10:39 P.M.

