

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, August 13, 2015
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12: 05 P.M.

STAFF IN ATTENDANCE: Sarah Jones, – Acting Planning Director, Andrew Perry, Jonathan DiSalvo, Aaron Starr, Debra Dwyer, Michael Jacinto, Tina Chang, Chris Townes, Kevin Guy, and Christine Lamorena – Acting Commission Secretary

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. 2013.1521DDV (T. CHANG: (415) 575-9197)
22 ORD COURT - north side of Ord Court; Lot 067 in Assessor's Block 2619 - Request for **Discretionary Review** of 1) Building Permit Application 2013.1021.9832 proposing the vertical addition of an existing 3-story single-family-home, adding a 4th story and, 2) of Building Permit Application 2013.1021.9817 proposing the new construction of a 4-story single-family home in the required rear yard. The project is located within a RH-2 (Residential, Home, two-Family) Zoning 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: Do Not Take Discretionary Review and Approve
(Continued from Regular Meeting of June 25, 2015)
(Proposed for Continuance to September 24, 2015)

SPEAKERS: None
ACTION: Continued to September 24, 2015
AYES: Wu, Antonini, Hillis, Moore, Richards
ABSENT: Fong, Johnson

- 1b. 2013.1521DDV (T. CHANG: (415) 575-9197)
22 ORD COURT - north side of Ord Court; Lot 067 in Assessor's Block 2619 - Request for **Variance** from Planning Code Section 134 for the new construction of the single-family home in the required rear yard. The project is located within a RH-2 (Residential, Home, two-Family) Zoning District and 40-X Height and Bulk District.
(Continued from Regular Meeting of June 25, 2015)
(Proposed for Continuance to September 24, 2015)

SPEAKERS: None
ACTION: Continued to September 24, 2015
AYES: Wu, Antonini, Hillis, Moore, Richards
ABSENT: Fong, Johnson

- 2a. 2013.1522DDV (T. CHANG: (415) 575-9197)
24 ORD COURT - north side of Ord Court; Lot 066 in Assessor's Block 2619 - Request for **Discretionary Review** of Building Permit Application 2013.1021.9830 proposing the new construction of a 3-story single-family home in the required rear yard. The project is located within a RH-2 (Residential, Home, two-Family) Zoning 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: Do Not Take Discretionary Review and Approve
(Continued from Regular Meeting of June 25, 2015)
(Proposed for Continuance to September 24, 2015)

SPEAKERS: None
ACTION: Continued to September 24, 2015
AYES: Wu, Antonini, Hillis, Moore, Richards
ABSENT: Fong, Johnson

- 2b. 2013.1522DDV (T. CHANG: (415) 575-9197)
24 ORD COURT - north side of Ord Court; Lot 066 in Assessor's Block 2619 - Request for **Variance** from Planning Code Section 134 for the new construction of the single-family home in the required rear yard. The project is located within a RH-2 (Residential, Home, two-Family) Zoning District and 40-X Height and Bulk District.
(Continued from Regular Meeting of June 25, 2015)
(Proposed for Continuance to September 24, 2015)

SPEAKERS: None
ACTION: Continued to September 24, 2015
AYES: Wu, Antonini, Hillis, Moore, Richards

ABSENT: Fong, Johnson

3. 2015-000184CUA (M. BOUDREAU: (415) 575-9140)
29-31 HATTE STREET – east side of Hattie Street between Market Street and Corbett Avenue; Lot 022 in Assessor’s Block 2657 – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and Interim Zoning Controls for Large Residential Projects pursuant to Resolution No. 76-15, to allow lot development greater than 55%. The project includes vertical and horizontal addition to an existing two-story-over-garage two-unit building, with lot coverage exceeding 55%. Two units will remain, and square footage expansion is from 3,400sf to 4,500sf. The property is 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 Section 31.04(h) of the San Francisco Administrative Code.
 Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to October 22, 2015)

SPEAKERS: None
 ACTION: Continued to October 22, 2015
 AYES: Wu, Antonini, Hillis, Moore, Richards
 ABSENT: Fong, Johnson

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. [2015-000060CUA](#) (A. PERRY: (415) 575-9017)
327 CAPITOL AVENUE - west side of Capitol Ave. between Broad and Farallones Streets; Lot 052 in Assessor’s Block 7106 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 209.1, 710.81, and 790.50 to establish a Large Institution Child Care Facility (d.b.a. Little Bear School) for a maximum of 70 pre-school age children at the first and second floors of a former religious facility. The project is located within a Neighborhood Commercial Cluster Zoning District (NC-1), a Residential House, One-Family District (RH-1), 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: Approve with Conditions
 (Continued from Regular Meeting of July 9, 2015)

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Wu, Antonini, Hillis, Moore, Richards
 ABSENT: Fong, Johnson
 MOTION: 19431

5. [2014-001356CUA](#) (J. DISALVO: (415) 575-9182)
 3215 CESAR CHAVEZ STREET - located on the southern side of Cesar Chavez Street, on the southeast corner of the intersection with Shotwell Street, Lot 008 in Assessor's Block 5502 - Request for a **Conditional Use Authorization** - pursuant to Planning Code Sections 209.1 and 303 to establish a new child care facility (d.b.a The Crayon Box Preschool) for up to 80 children within the existing ground floor space, previously occupied by religious administrative services. The project will add four Class 1 and four Class 2 bicycle parking spaces. Planning Code Section 209.1 requires a Conditional Use Authorization in order to establish a child care facility for 15 or more children. The subject property is within a RH-3 (Three-Family Residential) Zoning District and 40-X Height and Bulk District. No building expansion is proposed. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Wu, Antonini, Hillis, Moore, Richards
 ABSENT: Fong, Johnson
 MOTION: 19432

C. COMMISSION MATTERS

6. Consideration of Adoption:
 • [Draft Minutes for July 23, 2015](#)

SPEAKERS: None
 ACTION: Adopted
 AYES: Wu, Antonini, Hillis, Moore, Richards
 ABSENT: Fong, Johnson

7. 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 Moore:

There was an article in yesterday's paper, you may or may not have see it, which spoke about starter homes, something, which I assume over the years, we all heard about, and the article analyzed the fact that the building industry does not anticipate building any starter homes any longer, because it just doesn't seems to be penciling out. I found that as a rather sobering statement, sobering to the extent that we're pondering housing, affordable housing, and in the past, historically starter homes used to be the first entry of families and children into owning a first home of their own, but with that building type not being buildable anymore for all of the reasons that I assume we're aware of, I just want you

to make a note that we should be thinking about that as we move forward and answer other housing questions.

Commissioner Antonini:

A couple of things first of all, I received today, the comments and responses on 5M, and I spoke to Vice-Chair Wu and I also understanding is, it has been released for the public and I just want to make sure that we are clear that is available to the public and anyone who wants it should avail themselves, because we frequently have complaints of not having materials, well this is over a month to be able to review the comments and responses on 5M because our final action is now scheduled for September 17th, so I am just making it clear that for the record, this is one that was really unless there's anything that I'm missing. So that was my first comment, my second comment I did ask, I don't know if secretary was able to send it today, it was sent to all the Commissioners, and it is very interesting, annual survey of the Bay Area by the Bay Area Council and I was invite as guest last Tuesday when they met and part of it was the findings of the survey which was done by EMC Research a very good survey. First of all, a thousand respondents distribution by counties almost exactly according to population, income levels very accurate and various incomes represented, ethnically very well balanced, so I think, is well formulated survey, and they asked what was the most important or pressing issue we had, and it dealt with the drought, but it was more specific and more proactive it said, fixing our water infrastructure and so that was you know more than just saying you take shorter showers or don't get water at restaurants, is really let's do something, so we have a supply that it is around for those years when there is a lack of rain. So anyway, the vast - - the highest percentage said that and second place was the cost of living, and shortly behind that housing, so those are the things that are on people's minds a lot, and then came traffic, crime and homelessness in that order. It was a good survey also because 60 percent of respondents have been living in the Bay Area twenty years or more, so you did have a lot of people, who may have come from somewhere else, and also didn't have the perspective from one year to the next. And a couple of the things that people agreed with in high-level 66 percent said they would like to see a reduction of fees and other things if it meant moving housing through faster and also by a high percentage like 55 percent said they like to see modification of CEQA to expedite these things while we are still protecting the environment. I think it was an interesting survey and one the most interesting things, is a map and more to it than that they asked people where is new housing the most needed, and I think, 75 or 80 percent of the entire Bay Area which represented 85 percent of the population outside of San Francisco, 15 percent identified San Francisco as the place where the housing was the most needed, so it is clear that people want to live in San Francisco, have family members who want to live here, and they understand the need that we build more housing asked housing of all income levels, it was not necessarily affordable housing, it was housing of all income levels. It is pretty clear there is a lot of support for building more housing and hopefully we can continue to do that.

Commissioner Wu:

Ms. Jones, if you could comment on the 5M comments and responses.

Sarah Jones, Acting Planning Director:

Good afternoon, Sarah Jones, acting Planning Director and also Environmental Review Officer, we had been on track to publish the response to comments on 5M for the original hearing date of September 3rd, when it was continued - - one of the reasons for the

continuance of that hearing was to give Commissioners and the public adequate time to take in the information, so we felt that it would be appropriate to publish on the original schedule and just have that information out there and available for a longer period of time than mandated.

Commissioner Richards:

Couple of points, first to the survey that Commissioner Antonini referenced, I really want kind of frame the issue in this, let's reduce fees and just build more housing, when we build houses we have issues that we created as a result of that, we certainly do increase supply, but we do increase infrastructure demand as well as demand for affordable housing, and our nexus study certainly bear that for us to charge the fees that we do, some people own call them tax, but I call them fees because these actually go to mitigate the actual cost of the issue. So, this whole issue of let's just build more housing and everything will be better, is a real fallacy, and I really want to make to drive that point to a lot of people, they tend to boil the argument down to a very simple – like bite size chunks, but it is very complicated issue, we're trying to create a whole city here, whole cities has – we have a ten elements in our the general plan, all have to work in concert with each other, you can't focus on one item housing and pump it threw and build it up, and cause issues likes we are seeing in the Eastern Neighborhoods around the infrastructure and some of the other areas in affordable housing so I want to keep reminding people about that. Secondly, I thought I'd seen it all until yesterday, when I saw in my own neighborhood a one bedroom apartment was listed for \$6,500, it's a 931 sq. ft. apartment at 435 Duboce Street, that \$7 sq. ft. I think it sets the record, there only other three other apartment in the entire City that are renting at the level, I like any neighborhood but I don't is worth that much money, but if that's the new normal, we are in trouble.

D. DEPARTMENT MATTERS

8. Director's Announcements

Sarah Jones, Acting Planning Director:

Good afternoon, Sarah Jones, acting Planning Director, I don't have items for Directors report this week, so we'll look forward to hear more for after the break.

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

BOARD OF SUPERVISORS:

No Report

HISTORIC PRESERVATION COMMISSION:

No Report

BOARD OF APPEALS:

Board of Appeals did met last night, I think, one item that would be of interest to the Commission is 101 Hyde Street, was an appeal of your Section 309 determination of compliance for the project that is just few blocks away here, Hyde and Golden Gate. There is also subsequently an appeal on the variance decision that I issued, but that was the appeal at a later date that will be heard in September. At the hearing last night, the Board

unanimously upheld this Commission's decision to approve Section 309 review for that project, and that's all I have to report.

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.

SPEAKERS: R.E. David Lee – More housing, historic art
 Rose Hillson – Viz Journal article
 Georgia Schuttish – Demos
 Donald Wisnet – Housing Supply, infrastructure
 Shawn Engels – Halt projects in Potrero Hill
 Alison Heath – Potrero Hill development
 J.R. Edburn – Eastern Neighborhoods pipeline projects
 Rod Mine – Potrero Hill, design guidelines
 Tony Kelly – Potrero Hill, design guidelines
 Jean Barrish – Proposed local density program process

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.

10. [2015-005859PCA](#) (A. STARR: (415) 558-6362)
TECHNICAL AMENDMENTS AND CORRECTIONS [BOARD FILE TBD] - Planning Code Amendment to correct errors, reenact previously-existing language for large lots and dwelling unit density calculation that was repealed in error, update the Code, and make non-substantive language revisions to simplify and clarify text; 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.
 Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: - Rose Hillson – Recommendation #5
 - Shelby Johnson - Concerns
 ACTION: Adopted a Recommendation for Approval as amended to include Planning Department consultation under Recommendation #5
 AYES: Wu, Antonini, Hillis, Moore, Richards
 ABSENT: Fong, Johnson
 RESOLUTION: 19433

11. [2007.0347E](#) (D. DWYER: (415) 575-9031)
SECOND STREET IMPROVEMENT PROJECT, SUPPLEMENT TO THE SAN FRANCISCO BICYCLE PLAN FEIR - Second Street, between Market and King Street - Certification of the Final Supplemental Environmental Impact Report. The San Francisco Public Works (Public Works) would implement improvements along Second Street to create a multi-modal corridor and improve safety and access for pedestrians, bicyclists and transit riders as well as drivers. The proposed project includes the following improvements: widen sidewalks between Harrison and Townsend streets; install one-way cycle track bicycle facilities in both directions on Second Street; install transit boarding islands at most transit stops along with planted medians; eliminate two channelized right-turn lanes from northbound Second Street at Harrison Street; install Americans with Disabilities Act-compliant curb ramps; plant street trees; install site furnishings (trash receptacles, bike racks, benches, and pedestrian lighting); and grind and repave the asphalt, curb-to-curb. The travel lanes along Second Street would generally be reduced from two to one in each direction, in order to install bicycle facilities; left turns would be restricted at most major intersections and a pedestrian/bicycle phase would be implemented at all intersections along Second Street. In compliance with the San Francisco Complete Streets Policy (Public Works Code Section 2.4.13), Public Works would rehabilitate and replace aging sewer facilities along the project corridor, construct/install/relocate drainage facilities, replace the water main between Market and Howard Streets, and place overhead utilities underground on Second Street from Stillman to Townsend streets. Project approvals will be heard by the San Francisco Municipal Transportation Agency Board of Directors and the San Francisco Board of Supervisors for changes to the public right of way including sidewalk legislation. In addition, Caltrans will consider approval of an encroachment permit for work to be carried out in the Caltrans right-of-way.

NOTE: The public hearing on the Draft SEIR is closed. The public comment period for the Draft Supplemental EIR ended on March 30, 2015. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final SEIR.

Preliminary Recommendation: Certify the Supplemental Environmental Impact Report

SPEAKERS: + David Baker – Support
 = Shelby Johnson – (inaudible)
 + Paulo Schwartz – Community process
 + Pat Valentino – Safe, restructured street
 + (M) Speaker – Resident, outreach

ACTION: Certified SEIR

AYES: Wu, Antonini, Hillis, Moore, Richards

ABSENT: Fong, Johnson

MOTION: 19434

12. [2011.1323EMTZCUA](#) (M. JACINTO: (415) 575-9033)
302 SILVER AVENUE - Appeal of Preliminary Mitigated Negative Declaration - The project would involve the demolition of the existing Main Building on the Jewish Home of San Francisco campus located at the intersection of Silver Avenue and Mission Street in the Excelsior District (APN 5952/002) and construction of two new buildings up to 78 feet tall containing a total of 210 “Residential Care Facility for the Elderly” (assisted living and memory care) units, as well as retail and support spaces. Four other existing buildings on the site would remain. New buildings would front on Mission Street and Avalon Avenue,

and a new vehicular entry court would be constructed from a proposed new driveway on Avalon Avenue at London Street (the existing Mission Street vehicle exit would be removed). The project would include implementation of medical care and wellness programs for older adults at a central location known as “the Square” that would occupy 45,100 square feet of space within existing and proposed buildings. On-site parking spaces would increase from the existing 166 to 224, and would be accommodated in an underground parking garage. The new buildings would provide new pedestrian access from Mission Street. The project site is within the Residential, Two-House Zoning District (RH-2) and a 50-X Height and Bulk District.

Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration

SPEAKERS: - Grace Dianca – Appellant presentation
 - (M) Speaker – Appellant presentation
 - Shannon Newman – Appellant presentation
 + Pamela Duffy – Project sponsor presentation
 + (M) Speaker – Project sponsor presentation
 + ___ Pollack – Project sponsor presentation
 + Francis Shay – Sup. Avalos, support
 + Fran Gensburg – Support
 + Dixie Waldrib – Jewish Home service
 + Lucile Elnardo – Union worker, improve Excelsior
 + Adia Loof – Volunteer, support
 + (F) Speaker – Enrich residents’ lives
 + Stephanie Cahina – Enhance Excelsior
 + Paul Lubis – Parents at Jewish Home, support expansion
 + Michael O’keefe – Baby barriers, mother at JH
 + Hailey Lam – Food pantry at JH every Saturday
 + Leslie Ween – Mission Bay Community Church

ACTION: Upheld PMND
 AYES: Wu, Antonini, Johnson, Hillis, Moore, Richards
 ABSENT: Fong
 MOTION: 19435

- 13a. [2011.1323EMTZCUA](#) (T. CHANG: (415) 575-9197)
302 SILVER AVENUE - south side of Silver Avenue, bounded by Mission Street, Avalon Avenue and Lisbon Street, Assessors Block 5952, Lot 002 - Request for **General Plan Amendment** pursuant to Planning Code Section 340 and to amend Map 5 (Height and Bulk Map) of the Urban Design Element to reflect the proposed maximum height on the proposed Jewish Home of San Francisco Special Use District.
 Preliminary Recommendation: Adopt a Recommendation for Approval
 (Continued from Regular Meeting of June 25, 2015)

SPEAKERS: Same as Item 12.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wu, Antonini, Johnson, Hillis, Moore, Richards
 ABSENT: Fong
 RESOLUTION: 19436

- 13b. [2011.1323EMTZCUA](#) (T. CHANG: (415) 575-9197)
302 SILVER AVENUE - south side of Silver Avenue, bounded by Mission Street, Avalon Avenue and Lisbon Street, Assessors Block 5952, Lot 002 - Request for **Planning Code and Zoning Map Amendments** pursuant to Planning Code Section 302 to (a) amend the Planning Code text, adding Planning Code Section 249.73 to establish the Jewish Home of San Francisco Special Use District and allow a floor area ration ("FAR") of up to 2.1:1 for any individual lot within the SUD, though not to exceed 1.8:1 for the entire SUD within the Jewish Home of San Francisco Special Use District (SUD); and the inclusion of specific uses, such as outpatient clinics, acute care psychiatric hospital uses, other Institutional Uses, Personal Services, administrative office space and Retail Uses to further goals of the Jewish Home to provide care for the elderly; (b) amend Special Use District ("SU") Map SU11 to include the boundaries of the proposed SUD; and (c) amend Height ("HT") Map HT11 to allow buildings up to 80' in height.
 Preliminary Recommendation: Adopt a Recommendation for Approval
 (Continued from Regular Meeting of June 25, 2015)
- SPEAKERS: Same as Item 12.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wu, Antonini, Johnson, Hillis, Moore, Richards
 ABSENT: Fong
 RESOLUTION: 19437
- 13c. [2011.1323EMTZCUA](#) (T. CHANG: (415) 575-9197)
302 SILVER AVENUE - south side of Silver Avenue, bounded by Mission Street, Avalon Avenue and Lisbon Street, Assessors Block 5952, Lot 002 - Request for **Conditional Use Authorization** to allow development on a lot to modify an existing Planned Unit Development, pursuant to Planning Code Sections 303, 304, 249.73 and 253, to allow development exceeding 10,000 square feet and include uses such as outpatient clinics, acute care psychiatric hospital uses, additional Institutional Uses, Retail Uses, Personal Services, and administrative office space, as accessory uses to the Home and in certain instances and principal uses.
 Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of June 25, 2015)
- SPEAKERS: Same as Item 12.
 ACTION: Approved with Conditions
 AYES: Wu, Antonini, Johnson, Hillis, Moore, Richards
 ABSENT: Fong
 MOTION: 19438
- 14a. [2013.0159TZ](#) (R. SUCRE: 415/575-9108)
AMENDMENTS TO THE GENERAL PLAN, PLANNING CODE AND ZONING MAP FOR 525 HARRISON STREET - located on the east side of Harrison Street between 1st and 2nd Streets, Assessor's Block 3764, Lot 063. Request to Adopt a Recommendation for a **General Plan Amendment**, Planning Code Text Amendment and Zoning Map Amendment, pursuant to Planning Code Sections 302 and 306, to amend Policies 3.3 and 3.4 of the Rincon Hill Area Plan, amend Planning Code Section 270(e), and amend the height and bulk designation of Block 3764 Lot 063 on San Francisco Height and Bulk District Map No. 1 (HT01). On May 28, 2015, the Commission initiated the proposed amendments, per Planning Commission

Resolution No. 19382. Currently, the subject lot is located within the RH-DTR (Rincon Hill Downtown Residential) Zoning District and 65-X and 65/400-R Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation of Approval

SPEAKERS: None
ACTION: Continued to September 24, 2015
AYES: Wu, Antonini, Hillis, Moore, Richards
ABSENT: Fong, Johnson

- 14b. [2013.0159X](#) (R. SUCRE: (415) 575-9108)
525 HARRISON STREET – located at the south side of Harrison Street between Essex and 1st Streets, Lot 063 in Assessor’s Block 3764 – Request for a **Downtown Project Authorization (DPA)**, pursuant to Planning Code Section 309.1, for the new construction of an 17-story residential tower with 179 dwelling units, 97 off-street parking spaces, 790 square feet of ground floor café, 120 Class 1 bicycle parking spaces, and 20 Class 2 bicycle parking spaces. Under the DPA, the project is seeking exceptions to the requirements for dwelling unit exposure (Planning Code Section 140) and tower bulk, upper tower sculpting, and tower spacing (Planning Code Section 270(e)(5)-Pending Legislation, See Case No. 2013.0159TZ). The subject property is located within the RH-DTR (Rincon Hill-Downtown Residential) Zoning District, and 65-X and 65/400-R Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting of July 16, 2015)

SPEAKERS: None
ACTION: Continued to September 24, 2015
AYES: Wu, Antonini, Hillis, Moore, Richards
ABSENT: Fong, Johnson

- 15a. [2014.0679BX](#) (C. TOWNES: (415) 575-9195)
510 TOWNSEND STREET - north side of Townsend Street abutting the elevated Interstate 280 (I-280) Sixth Street on- and off-ramps (to the east), between 6th and 7th Streets; Lots 007 and 080 in Assessor’s Block 3784 - Request for a **Large Project Authorization**, pursuant to Planning Code Section 329 to demolish a vacant warehouse/office buildings and construct a new 5 to 7 story, 65-foot to 85-foot tall, 269,063 square foot office building. Per Planning Code Section 329, a Large Project Authorization (LPA) is required for a project within the Eastern Neighborhoods Mixed Use District involving new construction more than 25,000 square feet or greater than 75 feet in height. Under the LPA, the project is seeking modifications to certain Planning Code requirements, including: 1) Dimensions for Off-Street Loading [PC Sec 154(b)], 2) Usable Open Space [PC Sec 135.3(a)(2)(B), 135(h)(1)(C), 270(e)(4)], and 3) Vertical Architectural Elements [PC Sec 823(c)(5)]. The subject property is located within the WMUO (Western SoMa Mixed Use-Office) Zoning District and a 65-X and 85-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Teresa Enema – Project sponsor presentation
+ Erick Supperkraft – Project sponsor presentation
+ ____ - Project sponsor presentation
+ ____ - Project sponsor presentation
- Warren Bird – Continuance, additional review

- Patricia Douglas – Traffic issues
- Henry Karnilowicz – Traffic on Harriett St.
- Harold Hoogasian – Access on Townsend
- Terry Lee – Harriet culture
- Shelby Johnson – Traffic
- Aaron Cazadore – Traffic on Brannan, building size

ACTION: Approved with Conditions as modified including:
 1. Parking attendant during peak hours
 2. 1-year informational presentation

AYES: Wu, Antonini, Johnson, Hillis, Moore, Richards
 ABSENT: Fong
 MOTION: 19439

- 15b. [2014.0679BX](#) (C. TOWNES: (415) 575-9195)
510 TOWNSEND STREET - north side of Townsend Street abutting the elevated Interstate 280 (I-280) Sixth Street on- and off-ramps (to the east), between 6th and 7th Streets; Lots 007 and 080 in Assessor's Block 3784 – Request for an **Office Development Authorization** pursuant to Planning Code Section 321 that would authorize the construction of 269,063 gross square feet of office use from the Office Development Annual Limit Program. 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 15a.
 ACTION: Approved with Conditions as modified including:
 1. Parking attendant during peak hours
 2. 1-year informational presentation

AYES: Wu, Antonini, Johnson, Hillis, Moore, Richards
 ABSENT: Fong
 MOTION: 19440

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.

- 16a. [2013.0883DV](#) (K. GUY: (415) 558-6163)
1364 PACIFIC AVENUE - north side of Pacific Avenue; Lot 020 in Assessor's Block 0155 – Request for **Discretionary Review** of Building Permit Application 2014.0812.3674 proposing to demolish the existing one-story commercial building and construct a new four-story building, reaching a height of 40 feet, containing one dwelling unit and ground-floor retail space. The project is located within the Pacific Avenue 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: Do Not Take DR and Approve

(Continued from Regular Meeting of July 2, 2015)

SPEAKERS:

- Robin Tucker – DR requestor
- Ader Gandhi – Narrow alley, shadow
- Rosemarie Ovian – Opposition
- Marily Asmazy – Opposition
- Andrew Madden – Deny demo and building permit request
- Don Trevor – Ramifications
- Mary McGuire – 2007 zoning legislation
- Jeremy Paul – Design, variances
- Susan Tiben – Controverting guidelines
- + Melina Sarjapur – Project sponsor presentation
- + James Byrne – Supports project
- + John Mackiner – Stair penthouse compromise
- + Colin ____ - Community, store, neighborhood fixture
- + Karen Tung – Safety
- + Shawnie Foley – Supports
- + Shelby Johnsons - Supports
- Robin Tucker – Rebuttal
- + Melinda Sarjapur – Rebuttal

ACTION: Took DR and Approved with Conditions as modified, including:

1. 3-foot setback at garage & 1st floor on Lynch St.
2. Provide planters on Lynch St.
3. Reduce commercial window sizes, working with staff
4. NSR for commercial use

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

ABSENT: Fong

DRA No: 0429

- 16b. [2013.0883DV](#) (K. GUY: (415) 558-6163)
1364 PACIFIC AVENUE - north side of Pacific Avenue; Lot 020 in Assessor's Block 0155 - Request for: 1) **Rear Yard Modification** from Planning Code Section 134 to allow the first and second stories of the proposed building to encroach into the required rear yard, and 2) **Variance** to allow the proposed curb cut and driveway along Lynch Street to exceed the maximum parking entry width limitations of Planning Code Section 145.1. The project proposes to demolish the existing one-story commercial building and construct a new four-story building, reaching a height of 40 feet, containing one dwelling unit and ground-floor retail space, located within the Pacific Avenue Neighborhood Commercial District and 40-X Height and Bulk District.
 (Continued from Regular Meeting of July 2, 2015)

SPEAKERS: Same as Item 16a.
ACTION: ZA Closed Public Comment and indicated an intent to Grant

- 17a. [2013.0884DV](#) (K. GUY: (415) 558-6163)
1370 PACIFIC AVENUE - north side of Pacific Avenue; Lot 021 in Assessor's Block 0155 - Request for **Discretionary Review** of Building Permit Application 2014.0812.3679 proposing to demolish the existing one-story commercial building and construct a new four-story building, reaching a height of 40 feet, containing one dwelling unit and ground-

floor retail space. The project is located within the Pacific Avenue 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: Do Not Take DR and Approve
(Continued from Regular Meeting of July 2, 2015)

SPEAKERS: Same as Item 16a.

ACTION: Took DR and Approved with Conditions as modified, including:

5. 3-foot setback at garage & 1st floor on Lynch St.
6. Provide planters on Lynch St.
7. Reduce commercial window sizes, working with staff
8. NSR for commercial use

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

ABSENT: Fong

DRA No: 0429

- 17b. [2013.0884DV](#) (K. GUY: (415) 558-6163)
1370 PACIFIC AVENUE - north side of Pacific Avenue; Lot 021 in Assessor's Block 0155 - Request for 1) **Rear Yard Modification** from Planning Code Section 134 to allow the first and second stories of the proposed building to encroach into the required rear yard, and 2) **Variance** to allow the proposed curb cut and driveway along Lynch Street to exceed the maximum parking entry width limitations of Planning Code Section 145.1. The project proposes to demolish the existing one-story commercial building and construct a new four-story building, reaching a height of 40 feet, containing one dwelling unit and ground-floor retail space, located within the Pacific Avenue Neighborhood Commercial District and 40-X Height and Bulk District.
(Continued from Regular Meeting of July 2, 2015)

SPEAKERS: Same as Item 16a.

ACTION: ZA Closed Public Comment and indicated an intent to Grant

18. [2015-002210DRM](#) (N. FOSTER (415)575-9167)
948-952 MISSION STREET - north side of Mission Street between 5th and 6th Streets; Lot 017 in Assessor's Block 3704 - **Mandatory Discretionary Review** pursuant to Planning Code Section 202 for the application to allow for an expansion of an existing MCD (d.b.a. Barbary Coast Collective), and to allow for on-site medication of medical cannabis (e.g. smoking, vaporizing, and consumption of medical cannabis edibles). The application also seeks to add on-site cultivation (e.g. plants to be kept on-site), pursuant to SF Health Code Section 3308(f). 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: Take Discretionary Review and Approve with Conditions

SPEAKERS: + Brandan Hallinan – Project sponsor presentation
+ Jesse Henry – Barbary Coast, project sponsor presentation
+ Michael Koehn – Social contact
+ David Goldman – Exemplar dispensary
+ Paul Hansouny – Social space
+ Susan Tibbon - ___ space

+ Shelby Johnson – Curing cancer
+ Terrance Allen – Cannabis legislation taskforce`
ACTION: Took DR and Approved with Conditions
AYES: Wu, Johnson, Hillis, Richards
NAYES: Antonini, Moore
ABSENT: Fong
DRA No: 0430

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 – 6:40 P.M.