

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, September 17, 2015**  
**3:00 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 9:45 P.M.**

**STAFF IN ATTENDANCE:** John Rahaim – Planning Director, Carly Grob, Rich Sucre, Colin Clarke, Christopher Thomas, 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. 2015-005723CUA (C. CLARKE: (415) 575-9184)  
3995 ALEMANY BLVD - southwest corner of the Oceanview Village PUD between Saint Charles Ave & Worcester Ave, Lot 012 in Assessor's Block 7126A - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [178\(c\)\(3\)](#), [303](#), [303.1](#), [703.3](#), [703.4](#), [713.43](#), [713.52](#), for a change of ownership and occupancy from a Formula Retail - Personal Service (d.b.a. Bally Total Fitness) to a Formula Retail - Personal Service (d.b.a. 24 Hour

Fitness, with a maximum 458-person capacity) and to allow a Formula Retail - Limited Restaurant (d.b.a. 24 Hour Fitness juice bar) within the gym, located within the Neighborhood Commercial Shopping Center (NC-S) 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  
**(Proposed for Continuance to September 24, 2015)**

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

2. [2015-07413CUA](#) (W. FARRENS: (415) 575-9172)  
1981 SUTTER STREET – south side between Fillmore and Webster Streets; Lot 040 in Assessor’s Block 0684 – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.31, 303, 303.1, 703.3, and 703.4, to establish an approximately 1,318 square-foot Formula Retail instructional art studio with wine service (dba “Pinot’s Palette”) at the ground floor of an existing mixed-use building. The project includes minor tenant improvements and new signage. The property is within the Fillmore Street NCT (Neighborhood Commercial Transit District) Zoning District, the Japantown Special Use 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  
**(Proposed for Continuance to September 24, 2015)**

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

3. [2014.1265DRP](#) (L. AJELLO: (415) 575-9142)  
2829 -2831 BAKER STREET - west side between Greenwich and Filbert Streets; Lot 005 in Assessor’s Block 0941 - **Request for Discretionary Review** of Building Permit Application No. 2014.0218.8666 proposing to construct a new third story and addition at the rear of a two-family dwelling. The project 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  
**(Proposed for Continuance to October 1, 2015)**

SPEAKERS: (M) Speaker – Request for Continuance to 10/8  
 Project Sponsor – Request stays on 10/1  
 Tony Roddy – Request stays on 10/1  
 Laura – Time for a decision to be made  
 ACTION: Continued to October 8, 2015

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

4. 2015-003049CUA (C. CLARKE: (415) 575-9184)  
2406 BRYANT STREET - southwest corner of Bryant and 22<sup>nd</sup> Streets, Lot 039 in Assessor's Block 4150 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [186](#), [790.91](#), and [790.142](#), for a change of use from a Limited Restaurant to a Restaurant (d.b.a. El Metate Con Sabor A Mexico) to obtain a Type 41 ABC license to sell beer and wine (On-Sale as part of a Bona Fide Public Eating Place), within an RH-3 (Residential, Three Units Per Lot) Zoning District and 40-X Height and Bulk District. This project has been reviewed under the Community Business Priority Processing Program (CB3P) that was adopted by the Planning Commission on February 12, 2015 under Resolution Number 19323. 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: Continued to October 1, 2015  
 AYES: Wu, Antonini, Hillis, Johnson, Moore, Richards  
 ABSENT: Fong

- 5a. 2011.0586K (R. SUCRÉ: (415) 575-9108)  
363 6TH STREET/GENE FRIEND RECREATION CENTER – Request to Jointly Consider with the Recreation and Park Commission **Raising the Cumulative Shadow Limit** for Gene Friend Recreation Center, pursuant to the jointly-approved Planning Code Section 295 Implementation Memo, adopted in 1989. Gene Friend Recreation Center is located on the west side of Folsom Street between 6th and Harriet Streets on Lots 010, 011, 012 and 111 in Assessor's Block 3731. At 363 6th Street, the proposed project includes new construction of a nine-story, 85-ft tall, residential building with up to 104 dwelling units within the MUR (Mixed-Use Residential) Zoning District and 85-X Height and Bulk District. The subject park is located within a P (Public) Zoning District and 45-X/65-X/OS (Open Space) Height and Bulk District.  
**(Proposed for Continuance to October 15, 2015)**

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

- 5b. 2011.0586KX (R. SUCRÉ: (415) 575-9108)  
363 6th STREET – located on the northwest corner of 6th and Clara Streets, Lot 079 in Assessor's Block 3753 – Request for **Adoption of Findings**, pursuant to Planning Code Section 295, regarding the shadow study that concluded the new construction of a nine-story, 85-ft tall, residential building with up to 104 dwelling units would not be adverse to the use of Gene Friend Recreation Center, which is under the jurisdiction of the San Francisco Recreation and Park Commission. The subject property is located within the MUR (Mixed-Use Residential) Zoning District and 85-X Height and Bulk District.  
**(Proposed for Continuance to October 15, 2015)**

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

- 5c. [2011.0586KX](#) (R. SUCRÉ: (415) 575-9108)  
363 6th STREET – located on the northwest corner of 6th and Clara Streets, Lot 079 in Assessor’s Block 3753 – Request for a **Large Project Authorization (LPA)**, pursuant to Planning Code Section 329, for the new construction of a nine-story, residential building (measuring approximately 85-feet high and approximately 85,571 gsf) with up to 104 dwelling units, 45 off-street parking spaces, 700 square feet of ground floor commercial space, 102 Class 1 bicycle parking spaces, 7 Class 2 bicycle parking spaces, and private and common open space. Under the LPA, the project is seeking a modification to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134); 2) permitted obstructions over the street, setback, yard or useable open space (Planning Code Section 136); 3) dwelling unit exposure (Planning Code Section 140); and, 4) off-street parking (Planning Code Section 151.1). The subject property is located within the MUR (Mixed-Use Residential) 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 San Francisco Administrative Code Section 31.04(h).  
**(Proposed for Continuance to October 15, 2015)**

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

## B. 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.

- 6a. [2014-001083CUA](#) (C. GROB: (415) 575-9138)  
1042 – 1044 JACKSON STREET - north side of Jackson Street on the east corner of Jackson Street and Auburn Street, Lot 013 in Assessor’s Block 0181 - Request for **Conditional Use Authorization** pursuant to Planning Code Section 253 to exceed 40 feet in height in a RH District. The proposal is construct a two-story vertical addition to add one dwelling unit to an existing two-unit, two-story over basement building, within a Residential – House, Three Family (RH-3) District and 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.  
 Preliminary Recommendation: Approve with Conditions  
 (Continued from July 23, 2015)

SPEAKERS: + Melinda Sarjapur – Project presentation  
 + (M) Speaker – Design presentation  
 - John Wilcox Black – 2-story mega-mansion addition

- Petra Campos – Should meet the requirements for a RH-3 zoned district
- Michael Leskevsky – Respect 40’ height limit
- (F) Speaker – Not necessary, displacement
- Guillermo Candesso – Impact to direct sunlight
- Richard Leong – Auburn Alley impacts
- Pauline Javier – Not necessary or desirable, negative impacts, eliminate one floor
- Christine Sanders – Other buildings owned by the Project Sponsor
- Joseph Lang – Access to light and air
- (M) Speaker – Conform with the neighborhood
- Sandra Leong – On behalf of Aina Stunz
- Joe Yick – Would not follow the natural slope of the street
- Alexandra Yick – Does not conform to the Planning Code and creates negative impacts
- Joana Wilcox – Height and bulk of the project
- Milan Assari – Views are not in the public interest
- Peter Berg – Reasonable compromise
- (M) Speaker – Needs more housing
- (F) Speaker – Displacement
- Daniel Kemp – Housing shortage
- Sepna – Housing shortage
- + Laura Clark – Economically viable, we need housing
- + Austin Hunter – Family housing
- + Speaker – Shadows, 15’ below the height limit
- + Brian – Family housing
- + (M) Speaker – Zero displacement, tradeoffs and compromise
- + (M) Speaker – Family housing

**ACTION:** After hearing and closing Public Comment, Adopted a Motion of Intent to Disapprove and continued the matter to October 1, 2015

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

- 6b. [2014-001083CUA](#) (C. GROB: (415) 575-9138)  
1042 – 1044 JACKSON STREET - north side of Jackson Street on the east corner of Jackson Street and Auburn Street, Lot 013 in Assessor’s Block 0181 - Request for a **Variance** from Planning Code Section 134 (rear yard), which the Zoning Administrator will consider following the Planning Commission’s consideration of the request for Conditional Use Authorization. The proposal is construct a two-story vertical addition to add one dwelling unit to an existing two-unit, two-story over basement building, within a Residential – House, Three Family (RH-3) District and 65-A Height and Bulk District.  
 (Continued from July 23, 2015)

**SPEAKERS:** Same as Item 6a.

**ACTION:** After hearing and closing Public Comment, ZA indicated an intent to Grant a Variance up to the third floor

7. [2013.1390CUA](#) (R. SUCRE: (415) 575-9108)  
1532 HARRISON STREET – located on the west side of Harrison Street between 12th and Norfolk Streets, Lot 056 in Assessor’s Block 3521 – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 263.29, 303, and 823(c)(11), for

major developments requesting height bonuses and off-street parking for the project involving new construction of a seven-story, 65-ft tall, mixed-use building with 136 dwelling units, 1,463 square feet of ground floor commercial space, and 85 off-street parking spaces. Under the Conditional Use Authorization, the project is seeking modifications to the requirements for rear yard (Planning Code Section 134), open space (Planning Code Sections 135 and 823(c)(2)), off-street freight loading (Planning Code Section 152.1), and parking entrances and curb cuts (Planning Code Section 145.1). The project site is located within the WMUG (Western SoMa Mixed-Use General) Zoning District, Western SoMa Special Use District, and a 55/65-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: Sue Hestor – Continue to 10/15  
 Jamie Whitaker – Integrity issues, 10/15  
 Michael Yarne – Hear the item  
 ACTION: Continued to October 1, 2015  
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards  
 NAYES: Richards

8. [2011.1300E](#) (C. THOMAS: (415) 575-9036)  
901 16TH/1200 17TH STREET – 3.5-acre site west side of Mississippi Street between 16<sup>th</sup> Street and 17<sup>th</sup> Street in northern Potrero Hill; Lots 001,001A and 002 in Assessor's Block 3949 and Lot 001 in Assessor's Block 3950 – **Public Hearing on the Draft Environmental Impact Report.** The project site currently contains two metal shed industrial warehouse buildings, a brick office building determined to be an eligible historic resource, a modular office structure, and surface parking lots. The proposed project would merge the four lots into two lots, demolish the two warehouses and the modular office structure, and preserve the brick office building. The project sponsor proposes to construct two new buildings on-site. The "16th Street Building" at 901 16th Street would consist of a new six-story, 68-foot tall (excluding rooftop projections of up to 82 feet), approximately 402,943 gross square foot (gsf) residential mixed-use building with 260 dwelling units and 20,318 gsf of retail on the northern lot. The "17th Street Building" at 1200 17th Street would consist of a new four-story 48-foot tall (excluding rooftop projections of up to 52 feet), approximately 213,509 gsf residential mixed-use building with 135 dwelling units and 4,650 gsf of retail on the southern lot. In addition, the proposed project would construct a new publicly accessible pedestrian alley along the entirety of its western property line. Combined, the two new buildings would contain a total of 395 dwelling units and 24,968 gsf of retail space, in addition to a total of 388 vehicular parking spaces and 455 off-street bicycle parking spaces. The proposed project would include 14,669 square feet of public open space, 33,149 square feet of common open space shared by project occupants, and 3,114 square feet of open space private to units. The project site is within the UMU (Urban Mixed Use) Use District and 48-X (southern portion) and 68-X (northern portion) Height and Bulk Districts. The proposed project would require a Large Project Authorization with various exceptions, a Conditional Use Approval for retail use size exceeding 3,999 square feet, and a General Plan Referral for sidewalk changes.

**Note: Written comments will be accepted at the Planning Department until 5:00 p.m. on September 28, 2015.**

Preliminary Recommendation: Review and Comment

SPEAKERS: Ilene Dick – 10/1  
(F) Speaker – 10/8  
ACTION: Continued to October 1, 2015  
AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

## C. COMMISSION MATTERS

### 9. Commission Comments/Questions

#### **Commissioner Moore:**

I have one but I will do it next week. I attended the Arts Commission Meeting because I was sitting as an official reporting on PDR and Arts Based Preservation. I'll pick that up next week.

- 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.

## D. DEPARTMENT MATTERS

### 10. [Director's Announcements](#)

None

## E. 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.

None

ADJOURNMENT – 11:40 P.M.