

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, October 22, 2015
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:09 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Rachel Schuett, Steve Wertheim, Claudine Asbagh, Menaka Mohan, Laura Ajello, Sara Velve 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.

- 1a. 2012.1398E (C. TOWNES: (415) 575-9195)
1601 MARIPOSA STREET - bounded by Mariposa Street, 18th Street, Carolina Street, and Arkansas Street; Lots 001B and 004 in Assessor's Block 4005 and Lots 006, 010, 019 and 020 in Assessor's Block 4006 – **Adoption of CEQA Findings** for the proposed project, including the demolition of three existing one-to-two-story office and warehouse buildings and a

surface parking lot, and the construction of a new approximately 331,534 square foot, mixed-use residential development, including two four-story buildings up to 40 feet tall composed around a publically-accessible north-south mid-block alley, a publically-accessible east-west pedestrian passageway and two private interior residential courtyards. The proposed project includes 299 dwelling units, 5,593 square feet of retail, 3,962 square feet of PDR (Production, Distribution and Repair), 243 off-street parking spaces, six car-share parking spaces and a total of 369 bicycle parking spaces. The subject property is located within the UMU (Urban Mixed-Use) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt Findings
(Proposed for Continuance to November 12, 2015)

SPEAKERS: None
ACTION: Continued to November 12, 2015
AYES: Fong, Wu, Antonini, Hillis, Richards
ABSENT: Johnson, Moore

- 1b. 2012.1398X (C. TOWNES: (415) 575-9195)
1601 MARIPOSA STREET - bounded by Mariposa Street, 18th Street, Carolina Street, and Arkansas Street; Lots 001B and 004 in Assessor's Block 4005 and Lots 006, 010, 019 and 020 in Assessor's Block 4006 - Request for a **Large Project Authorization (LPA)**, pursuant to Planning Code Section 329, to demolish three existing one-to-two-story office and warehouse buildings and a surface parking lot, and construct a new approximately 331,534 square foot, mixed-use residential development, including two four-story buildings up to 40 feet tall composed around a publically-accessible north-south mid-block alley, a publically-accessible east-west pedestrian passageway and two private interior residential courtyards. The proposed project includes 299 dwelling units, 5,593 square feet of retail, 3,962 square feet of PDR (Production, Distribution and Repair), 243 off-street parking spaces, six car-share parking spaces and a total of 369 bicycle parking spaces. Under the LPA, the project is seeking modification to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134); 2) ground floor ceiling height (Planning Code Section 145); 3) off-street loading (Planning Code Section 152); and, 4) horizontal mass reduction (Planning Code Section 270). The subject property is located within the UMU (Urban Mixed-Use) 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 November 12, 2015)

SPEAKERS: None
ACTION: Continued to November 12, 2015
AYES: Fong, Wu, Antonini, Hillis, Richards
ABSENT: Johnson, Moore

2. 2014.13150FA (R. SUCRE: (415) 575-9108)
135 TOWNSEND STREET - located on the south side of Townsend Street between 2nd and 3rd Streets, Lot 022 in Assessor's Block 3794 - Request for an **Office Development Authorization** under Planning Code Sections 321, 322 and 842.66 for a change in use from self-storage facility to office use, and authorize up to approximately 49,995 gross square feet from the Office Development Annual Limit. The proposal would also establish a new

ground floor retail space measuring approximately 1,165 gsf. The subject property is located within the South End Landmark District, MUO (Mixed-Use Office) Zoning District and 105-F 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 November 19, 2015)

SPEAKERS: None
 ACTION: Continued to November 19, 2015
 AYES: Fong, Wu, Antonini, Hillis, Richards
 ABSENT: Johnson, Moore

3. 2015-011144PCA (K. HADDADAN: (415) 575-9068)
REQUIREMENTS FOR CERTAIN RESTRICTIONS ON ACCESSORY DWELLING UNITS IN DISTRICT 8 [BOARD FILE NO. 150365 & 150810] – **Planning Code Amendment** to allow the construction of Accessory Dwelling Units (ADU) (also known as Secondary or In-Law Units) within the boundaries of Board of Supervisors District 8, and prohibit a subdivision that would allow an ADU to be separately sold or financed; amending the Administrative Code to correct section references; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and directing the Clerk of the Board of Supervisors to send a copy of this Ordinance to the California Department of Housing and Community Development after adoption & Ordinance amending the San Francisco Planning Code to allow the construction of Accessory Dwelling Units (ADUs, also known as Secondary or In-Law Units) within the boundaries of Board of Supervisors District 8, prohibit approval of an application for construction of an ADU in any building where a tenant has been evicted under the Ellis Act within ten years prior to filing the application, and prohibit an ADU from being used for short-term rental; amending the Administrative Code to correct sections references; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

(Proposed for Continuance to January 14, 2016)

SPEAKERS: None
 ACTION: Continued to January 14, 2016
 AYES: Fong, Wu, Antonini, Hillis, Richards
 ABSENT: Johnson, Moore

4. 2015-011130PCA (K. HADDADAN: (415) 575-9068)
REQUIREMENTS FOR CERTAIN RESTRICTIONS ON ACCESSORY DWELLING UNITS IN DISTRICT 3 [BOARD FILE NO. 150585 & 150811] - **Planning Code Amendment** to allow the construction of Accessory Dwelling Units (ADU) (also known as Secondary or In-Law Units) within the boundaries of Board of Supervisors District 3, and prohibit a subdivision that would allow an ADU to be separately sold or financed; amending the Administrative Code to correct section references; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and directing the Clerk of the Board of Supervisors to send a copy of this Ordinance to the California Department of Housing and Community Development after adoption and Ordinance amending the

Planning Code to allow the construction of Accessory Dwelling Units (ADUs, also known as Secondary or In-Law Units) within the boundaries of Board of Supervisors District 3, prohibit approval of an application for construction of an ADU in any building where a tenant has been evicted under the Ellis Act within ten years prior to filing the application, and prohibit an ADU from being used for short-term rental; amending the Administrative Code to correct section references; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and directing the Clerk of the Board of Supervisors to send a copy of this Ordinance to the California Department of Housing and Community Development after adoption.

(Proposed for Continuance to January 14, 2016)

SPEAKERS: None
 ACTION: Continued to January 14, 2016
 AYES: Fong, Wu, Antonini, Hillis, Richards
 ABSENT: Johnson, Moore

5. 2015-000184CUA (M. BOUDREAUX: (415) 575-9140)
29-31 HATTIE 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. The property is within the 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: Pending
 (Continued from Regular Meeting of August 13, 2015)
(Proposed for Continuance to January 28, 2016)

SPEAKERS: None
 ACTION: Continued to January 28, 2016
 AYES: Fong, Wu, Antonini, Hillis, Richards
 ABSENT: Johnson, Moore

6. 2015-010154PCA (D. SANCHEZ: (415) 575-9082)
NEW RESTAURANTS AND BARS IN THE NORTH BEACH SPECIAL USE DISTRICT - [BOARD FILE NO. 150816] - **Planning Code Amendment** to allow a restaurant or bar in the North Beach Special Use District, with conditional use authorization, to occupy a space currently or last occupied by a limited restaurant; affirming the Planning Department's determination under the California Environmental Quality Act; and making other findings, including findings of consistency with the General Plan, Planning Code Section 302 and the eight priority policies of Planning Code Section 101.1.

(Proposed for Indefinite Continuance)

WITHDRAWN

B. COMMISSION MATTERS

7. Consideration of Adoption:

- [Draft Minutes for October 8, 2015](#)

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

8. 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 Wu:

I just want to point out that every other week in the Planning Director's report there is the residential pipeline. Maybe a year ago this use to be attached to actual residential projects, but now it's in this report; and so, I just want to note that we have the RHNA goals on here, the measurement against the RHNA goals set by ABAG and what's already entitled in the pipeline for above moderate, that's above 120% of AMI, so market-rate housing is already at 116%. It's hard to understand exactly what to make of this, but just wanted to say that those numbers are there, maybe we can continue to work to make sense of what this means.

C. DEPARTMENT MATTERS9. [Director's Announcements](#)**Director John Rahaim:**

Good afternoon, Commissioners. Actually, I have nothing on my plate today. Thank you.

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

Aaron Starr:**LAND USE COMMITTEE:**

- **150790 Planning Code - Establishing a New Citywide Transportation Sustainability Fee.** Sponsor: Mayor; Wiener, Breed and Christensen. Staff: L. Chen. This item was heard two weeks ago; at that time several amendments were added to the ordinance, after which it was continued so that those amendments could be properly noticed. At this week's hearing there was very little discussion on the new fee. Some minor clerical amendments were added to the ordinance, and then the Committee voted unanimously to recommend the amended ordinance to the Full Board.

- **150737 Interim Zoning Controls – Interim Transit Center District Plan Area Sign Controls (between Folsom, Harrison, Essex and Second Streets).** Sponsor: Kim. Staff: Rodgers, Joslin, Purvis. Continued to November 2, 2015.

- **150845 General Plan Amendment - 302 Silver Avenue - Urban Design Element Map 5.** Sponsor: Avalos. Staff: T. Chang/Rodgers. Recommended as a Committee Report

- **150846 Planning Code, Zoning Map - Creating the Jewish Home of San Francisco Special Use District, 302 Silver Avenue.** Sponsor: Avalos. Staff: T. Chang/Rodgers. The project would allow non-residential uses within the SUD, a slight increase in FAR, and increase in height from 50-X to 50/60/65-X. At the hearing there were a number of individuals who spoke in favor of the project, and none in opposition. Supervisor Avalos spoke highly of the project, mentioning the organization's long standing presence in the neighborhood and thanked the Project Sponsor for their work on the project. The Committee then voted to recommend the items to the Full Board as a Committee Report.

- **150972 Zoning - Interim Prohibition Extension on Commercial Mergers in the Proposed Calle 24 Special Use District.** Sponsor: Campos. Staff: D. Sanchez.

These interim regulations prohibit commercial storefront mergers of greater than 799 gross square feet in the proposed Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots.

On August 4, 2015 Mayor Lee signed the controls into law as an Urgency Ordinance. The original controls only lasted for 45 days, per state law. This hearing was to extend the interim controls for 10 months and 15 days, or a total of one year.

At the hearing, Supervisor Campos' office provided testimony to the Committee regarding the interim controls and the proposed extension, and indicated that the interim controls are part of a larger community planning process to create an SUD that is still underway. The Special Use District is likely to be introduced at the end of this year.

No members of the public spoke on this item. The Land Use Committee deliberated very briefly on the extension and then moved to forward the extension to the Full Board. The motion was approved by a 2-1 vote, with Supervisor Wiener voting against the motion. Supervisor Wiener also voted against the original interim control.

- **150748 Hearing Annual Housing Balance Report 2015.** Sponsor: Kim. Staff: Rahaim and Ojeda.

- **150763 Housing Balance Report – FY 2014-2015.** Sponsor: Kim. Staff: Rahaim and Ojeda. Director Rahaim, and Teresa Ojeda from the Planning Department and Sophie Hayward from the Mayor's Office of Housing and Community Development presented the Housing Balance Report to the Committee. Committee members asked some general questions about the numbers in the report, seeking some clarification on why there were negative numbers of affordable housing in some districts. There was very little public comment, most of which seemed to focus on the accuracy of the number in the report. At the end of the hearing the Committee recommended the resolution accepting the Housing Balance Report to the Full Board of Supervisors on a unanimous vote.

BOARD OF SUPERVISORS:

- **150871 Planning Code - Technical Amendments and Corrections.** Sponsor: Mayor. Staff: Starr. Passed First Read
- **150858 Public Hearing - Appeal of Tentative Map - 40 Bernal Heights Boulevard.** Staff: Bendix, Delumo, Rodgers. Continued to December 1, 2015
- **150845 General Plan Amendment - 302 Silver Avenue - Urban Design Element Map 5.** Sponsor: Avalos. Staff: T. Chang. Passed First Read
- **150846 Planning Code, Zoning Map - Creating the Jewish Home of San Francisco Special Use District, 302 Silver Avenue.** Sponsor: Avalos. Staff: T. Chang. Passed First Read

INTRODUCTIONS

- **151083 Planning Code - Affordable Housing in Public Zoning Districts.** Ordinance amending the Planning Code to permit affordable housing as a principal use in the Public zoning district; affirming the Planning Department's determination under the California Environmental Quality Act. Sponsor: Wiener. Staff: Mohan.
- **151084 Planning Code - Upper Market Street Neighborhood Commercial Transit District; Second Floor Bars.** Ordinance amending the Planning Code to allow an existing bar on the ground floor in the Upper Market Street Neighborhood Commercial Transit District to expand to the second floor under specified circumstances with a Conditional Use authorization. Sponsor: Wiener. Staff: TBD
- **151085 Various Codes - Code Enforcement Procedures.** Ordinance amending the Building, Housing, Electrical, Plumbing, Fire, Health, Planning, and Administrative Codes to clarify and standardize enforcement procedures for violations of Municipal Codes relating to buildings and property, to require departments to report on code enforcement activities, and to direct the City Administrator to coordinate the preparation of standard Citywide forms for code enforcement proceedings. Sponsor: Wiener. Staff: TBD
- **150914 REINTRODUCTION Planning Code - Affordable Housing as Principal Use.** Ordinance amending the Planning Code to permit affordable housing as a principal use and not requiring a conditional use permit, Section 309 review or large project authorization for affordable housing in other zoning districts, except in RH zoning districts and on designated public open space or property under the jurisdiction of the Recreation and Parks Department. Sponsor: Wiener. Staff: Mohan
- **151063 Planning Code, Zoning Map - 525 Harrison Street.** Sponsor: Kim. Staff: Sucre
- **151062 General Plan Amendment - Rincon Hill Area Plan.** Sponsor: Kim. Staff: Sucre

BOARD OF APPEALS:

None

HISTORIC PRESERVATION COMMISSION:

Jonas Ionin:

Commissioners I believe there's no Board of Appeals report, however, the Historic Preservation Commission did meet yesterday and discussed several items that may be of

interest. Some minor modifications at Ghirardelli Square, but more importantly the Van Ness BRT Station design for the Civic Center Landmark District. They reviewed and commented on that and my recollection was that they were not too pleased with the current design proposal for the Civic Center stop, the shelter itself and were recommending modifications to it. They also reviewed and commented the design for the Mexican Museum at 706 Mission Street that you've already heard, and were pleased and grateful for the minor modifications they made after the first review by the Architectural Review Committee.

D. 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: Georgia Schuttish – Demolition in Noe Valley
Ron Miguel – EN re-zoning effect on Potrero Hill
Toby Levy – open space
Harry Goodman – support for Ron Miguel's comments

E. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

11. [2010.0515E](#) (R. SCHUETT: (415) 575-9030)
POTRERO HOPE SF PROJECT - 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/001, 4223/001, 4285B/001, and 4287/001A - **Certification of the Final 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. The Final EIR/EIS concluded that implementation of the Potrero HOPE SF project would result in significant unavoidable environmental impacts related to: transit capacity, delay at local intersections, exterior noise levels, and both individual and cumulative construction-period criteria air pollutant levels.
Please Note: The public hearing on the Draft EIR/EIS is closed. The public comment period for the Draft EIR/EIS ended on January 7, 2015. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify the Final Environmental Impact Report /
Environmental Impact Statement

SPEAKERS: + (F) Speaker – support for EIR public housing rebuild
+ Ron Miguel – accurate and adequate
+ Donald Green – looking forward to it
+ Gary Sen – the housing projects are old and dilapidated, more open space
+ Kim Christiansen – support the public housing rebuild, jobs, relocation plan
+ Matilda Deyes – hope the necessary permits are granted
+ Tu Bon – Bridge Housing, on behalf of Matt Harvey
+ (M) Speaker/Adams – help improve the neighborhood as a whole
= Eugene Flannery – on the matter of continuance effect on Federal funding

ACTION: Continued to December 10, 2015
AYES: Fong, Wu, Antonini, Hillis, Johnson, Richards
ABSENT: Moore

12. [2013.0735TZ](#) (S. WERTHEIM: (415) 558-6612)
DEPARTMENT-SPONSORED AMENDMENTS TO THE ZONING MAP AND PLANNING CODE TO ESTABLISH THE JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT - Planning Code and Zoning Map Amendments, pursuant to Planning Code Section 302. The amendments are intended to 1) add Section 748.1 to establish the Japantown Neighborhood Commercial District (NCD) between Geary Boulevard and Post Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to Laguna Street, and Buchanan Street from Post Street to mid-way between Sutter Street and Bush Street; 2) adding Section 261.3 and amending Section 134(a), Section 145.4(b), a portion of Table 151.1, Section 155(r), Section 201, Section 263.20(b), Section 607.1(f), and Section 702.1 to make conforming and other technical changes; 3) amending Sheet ZN02 of the Zoning Map to rezone specified properties to the Japantown Neighborhood Commercial District; and 4) adopting environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.
Preliminary Recommendation: Adopt a Recommendation of Approval

SPEAKERS: + Bob Hamaguchi – urge approval
+ Paul Wermer – noise controls
+ Connor Johnston – Supervisor Breed sponsorship
+ Charles Malonson Sr. – job issues
+ (M) Speakers – African Americans left out

ACTION: Adopted a Recommendation of Approval as amended to require the five foot bonus along the full retail street frontage for a minimum depth of 25 feet.

AYES: Fong, Wu, Antonini, Hillis, Johnson
ABSENT: Moore, Richards
RESOLUTION: 19497

13. [2015-008208PCA](#) (M. MOHAN: (415) 575-9141)

CLARIFYING/CREATING PREFERENCES FOR AFFORDABLE HOUSING UNITS - Administrative Code Amendments clarifying existing preferences in allocating City affordable housing units first to Certificate of Preference holders and second to tenants evicted under the Ellis Act, create a third preference for residents in the neighborhood where the affordable housing is located, create additional categories of eligible displaced tenants, and make conforming amendments to provisions of the Administrative and Planning Codes; to affirm the Planning Department's determination under the California Environmental Quality Act; and to make findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Preliminary Recommendation: Adopt a Recommendation of Approval with Modifications
(Continued from Regular Meeting of September 24, 2015)

SPEAKERS:

- + Sophie Hayward, MOH – Presentation
- + Charles McNulty – Neighborhood preference analysis
- + Linda Richardson – disparate impact analysis
- + Devin Richardson – suggested modifications to neighborhood preferences
- + Kathy Davis – diversity index Citywide
- + Peter Cohen – split the Code Amendment
- + Kate Hartley – response to questions
- + Board President Sup. Breed – Neighborhood preferences

ACTION: Adopted a Recommendation of Approval as amended with staff recommendations and a recommendation to study smaller geographic boundaries.

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

ABSENT: Moore

RESOLUTION: 19498

- 14a. [2013.1690X](#) (C. ASBAGH: (415) 575-9165)
1075 MARKET STREET - south side between Sixth and Seventh Streets, Lot 062 in Assessor's Block 3703 - Request for **Downtown Project Authorization** per Planning Code Section 309, including requests for exceptions from Planning Code requirements for rear yard (Sections 134) and ground-level wind currents (Section 148), for a project to demolish the existing building and construct a new 8-story building, reaching a roof height of 90 feet, containing approximately 90 dwelling units, 8,588 square feet of retail uses, and 23 off-street parking spaces. The project site is located within a C-3-G Zoning District, the Market Street Special Sign District, and 90-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

SPEAKERS:

- + Robert Dugans – Project presentation
- + Toby Levy – Design presentation
- + Daniel – Public Art element
- + Carlos Duran – Carpenters Local 22 support
- + Rob Poole – Housing
- + Danny Campbell – Sheetworkers Union support

ACTION: Approved with Conditions

AYES: Wu, Antonini, Hillis, Johnson, Richards

ABSENT: Fong, Moore
MOTION: 19499

- 14b. [2013.1690CUA](#) (C. ASBAGH: (415) 575-9165)
1075 MARKET STREET - south side between Sixth and Seventh Streets, Lot 062 in Assessor's Block 3703 - Request for **Conditional Use Authorization** per Planning Code Section 124(f) to exceed the base Floor Area Ratio by providing on-site affordable dwelling units, for a project to demolish the existing building and construct a new 8-story building, reaching a roof height of 90 feet, containing approximately 90 dwelling units, 8,588 square feet of retail uses, and 23 off-street parking spaces. The project site is located within a C-3-G Zoning District, the Market Street Special Sign District, and 90-X Height and Bulk District. Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as 1a.
ACTION: Approved with Conditions
AYES: Wu, Antonini, Hillis, Johnson, Richards
ABSENT: Fong, Moore
MOTION: 19500

15. [2014-002218CUA](#) (L. AJELLO: (415) 575-9142)
2186 GEARY BOULEVARD - northeast corner of Geary Boulevard and Divisadero Street; Lots 072 and 073 in Assessor's Block 1078 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303(c), 303.1, 703.4 and 712.40 to establish a Formula Retail cable and internet service provider store (d.b.a. Xfinity) within a NC-3 (Neighborhood Commercial District, Moderate Scale) Zoning 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 Regular Meeting of September 10, 2015)

SPEAKERS: + Scott Adams – Project presentation
+ Shanene Gushman – Design presentation
+ D'Anthony Jones – cable access for residents
+ David Sapir - support
ACTION: Approved with Conditions
AYES: Wu, Antonini, Hillis, Johnson, Richards
ABSENT: Fong, Moore
MOTION: 19501

F. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

16. [2014-000595DRP](#) (S. VELLVE: (415) 558-6263)

2720 LYON STREET - east side between Filbert and Union Streets; Lot 031 in Assessor's Block 0948 - Request for **Discretionary Review** of Building Permit Application No. 2014.06.11.8149 proposing to construct a roof deck, penthouse and rear third-floor deck within a RH-1 (Residential, House, One-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.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular Meeting of October 8, 2015)

SPEAKERS:

- DR Requestor – lift
- (M) Speaker – lift
- (F) Speaker – opposition
- Scott Hoops – elevator shaft
- Malcolm Kaufmann – opposed
- Robert Shushard – precedence
- Kim Blacksat – ADA
- Charley Dickey – opposed, shadow
- John Stephan – opposed
- Jennifer Stephan – opposed
- Brooke Sampson – supports original motion
- Anne Harvey – opposition
- Hatman Fisher
- Keith Billing
- Patricia Vaughey

ACTION: Took DR and approved the project with modifications to plans dated to October 20, 2015:

1. North and South railings set in three feet;
2. 30 inch solid rail topped with 12 inches of transparent material for a total of 42 inch railings;
3. Only rooftop appurtenance permitted would be a transparent elevator shaft with a nominal one foot weather proofing element;
4. The elevator shall be accessible from all levels of the residence; and
5. Reconfiguration of the roof deck to mitigate for privacy.

AYES: Wu, Antonini, Hillis, Richards

NAY: Johnson

ABSENT: Fong, Moore

DRA No: 0435

17. [2015-002683DRM](#) (S. VELLVE: (415) 558-6263)

2414 LOMBARD STREET - north side between Divisadero and Scott Streets; Lot 009 in Assessor's Block 0936 – **Mandatory Discretionary Review** of an application to establish a Medical Cannabis Dispensary d.b.a. Apothecarium. The project includes tenant improvements to a vacant ground-floor commercial space under Building Permit Application 2015.03.03.9784 within the NC-3 (Moderate-Scale Neighborhood Commercial) 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.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

SPEAKERS: None
ACTION: Continued to November 12, 2015
AYES: Fong, Wu, Antonini, Hillis, Richards
ABSENT: Johnson, Moore

G. 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))

SPEAKERS: Patricia Vaughey – Cow Hollow guidelines

ADJOURNMENT – 5:27 PM