

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, May 5, 2016
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:14 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Rich Sucre, Claudia Flores, Joshua Switzky, Mathew Snyder, Marcelle Boudreaux, Carly Grob, 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.

None

B. COMMISSION MATTERS

1. Consideration of Adoption:
 - [Draft Minutes for April 21, 2016 – Closed Session](#)

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

- [Draft Minutes for April 21, 2016 – Regular](#)

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

2. 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 Antonini:

Thank you a little bit of a follow-up. Last week I talked a little bit about this book that I'm reading, which I think is very instructive called Making the Mission, and the period I talked about last week was more the early period from the earthquake to about 1930, where the district was probably viewed as one of the best in the city, the home of 3 mayors, you know, had influence beyond just San Francisco statewide, but when the Depression came, private money dried- up as it did in most areas, and things happened during the period of time from 1930 that kind of added to some problems that we deal even today. The first was economic downturn and there was a little private activity, so under the new deal there were agencies, including the Federal Housing Authority and the Homeownership Loan Corporation, who would loan money to lenders to in turn loan to different neighborhoods, and they rated these neighborhoods by colors, from green, blue, yellow and red depending on the desirability. The factor to figure into desirability has nothing to do with ethnic content. They have to do predominantly with mixed use, in those days mixed use was viewed as something was very undesirable, so even the least desirable area, the red area was getting loans particularly from Bank of America via the federal agencies, but strangely enough most of the Mission District even though it was largely housing was not zoned at all, it had no designation, because they felt because there was some industrial use, it was not an area where they advised any loans, so I think that some of the housing which could have been renovated during that period of time from 1930 through 1950 was not upgraded at -- because there wasn't any money available, and then another thing that happened that I think shaped the neighborhood in a negative way, the building of freeways, particularly The Bayshore, because this neighborhood was viewed as one that was not necessarily desirable for housing and they'd encourage more industrial use and less housing, they saw it as a perfect path to put The Bayshore Freeway right between the Mission and Potrero Hill, and there also was a plan to put a Mission Freeway down, the author says Valencia, I'm inclined to believe it was Guerrero, but whatever it was fortunately it was defeated, but The Bayshore was built and these were factors that I think influence

the area even, today because of those particular governmental actions that it occurred both in the 1930s and 1950s, we all see the deleterious effect of the freeways and the way that neighborhoods have become much more vital and after the freeways are gone, I don't think there's not much hope of getting rid of The Bayshore Freeway, but certainly it's a factor, that we have to look at up. The other thing these issues created was greater proximity of PDR uses and housing uses where you might not expect them to be, because the encouragement was to build industrial and not to renovate or build any new housing in that area. It is an interesting book I encourage you to read it. There is a third final section that I'm reading right now. Thank you.

Commissioner Richards:

One thing I wanted to mention, this week in the New York Times on Tuesday, we actually have the first, I believe in the world, climate refugees, there are 60 people and they are actually in the United States, they are going to be resettled off the Coast of Louisiana, in place called Isle de Jean Charles interestingly enough the article talks about by 2050 we are going to have between 50 and 200 million people are going to be climate refugees, and the challenges that they are facing, with just trying to relocate just 60 people, is how to relocate an entire community, Where do you put it? How is it going to react to the environment it is? How the people are to react to the new local? I think for those folks who are still denying climate change, all you have to do is to go back on a map that is on the article. Since 1955, 90 percent of this area is being submerged underwater, let's just go back and look up some maps from the 40s, the land mass submerged it larger than the State of Delaware, so is not a microscopic submerging, it is actually an incredibly a large land mass. Anyways, it's the first climate refugees by 2022 the largest in the United States.

Commissioner Richards:

I forgot to mention for everybody out there watching and in the audience I wanted to wish President of the Commission, Rodney Fong, happy 50th birthday yesterday and I want to welcome you to the other side of life. I'm happy to have you on my side.

Commissioner Fong:

Thank you, happy to be on the other side.

C. DEPARTMENT MATTERS

3. [Director's Announcements](#)

Director Rahaim:

Good afternoon, Commissioners, just one announcement today, just want to take a moment to thanks one of the staff members, Chelsea Fordham, for finalizing a challenging document, which is the existing sites technical memo, which is the memo from the Academy of Arts University. This memo has been essentially an EIR without being an EIR from the other existing properties. That report came out this week, after a very long and difficult struggle in bringing it to completion, so, I just want to take a moment and thank Chelsea for her work on that. Thank you.

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

LAND USE COMMITTEE:

- **151280 Planning Code - Permitting Accessory Massage Uses, with a Conditional Use Permit, in the North of Market Residential Special Use District].** Sponsor: Kim. Staff: Sanchez. At this week's (May 2, 2016) Land Use Committee hearing, Supervisor Kim introduced the "Permitting Accessory Massage Uses, with a Conditional Use Permit, in the North of Market Residential Special Use District." This Ordinance proposes to allow accessory massage uses to accompany personal service uses in the North of Market neighborhood. Currently the North of Market RSUD only permits massage as an accessory use to hospitals, residential care facilities, health services and social services. The Planning Commission heard the proposed Ordinance on March 10, 2016. After a brief deliberation, the Planning Commission voted unanimously to adopt a resolution recommending the Ordinance to the BOS. At this week's Land Use Committee, public comment was overwhelmingly in support of the Ordinance. Members of the public cited the extensive outreach effort conducted in the neighborhood. Supervisor Peskin moved to recommend the Ordinance to the Full BOS. The motion passed by a vote of 3-0.

FULL BOARD:

- **160255 Planning, Administrative Codes - Inclusionary Affordable Housing Fee and Requirements; Preparation of Economic Feasibility Report; Establishing Inclusionary Housing Technical Advisory Committee.** Sponsors: Kim, Peskin, Yee. Staff: Rodgers, Starr. PASSED Second Read.
- **15211 Landmark Designation - 90-92 Second Street (aka the Bourdette Building).** Sponsor: Kim. Staff: Ferguson. Passed unanimously on the First Read.

INTRODUCTIONS:

- **160477 Wireless Telecommunications Services Facilities** Ordinance amending the Planning Code to (1) define Wireless Telecommunications Services (WTS) Facilities; (2) create distinct WTS Facility land use controls and, among other things, require a conditional use authorization (CU) for Macro WTS Facilities in most Article 2, 7, and 8 Districts; (3) regulate Micro WTS Facilities in all Districts; (4) require that a WTS Facility's CU shall expire after ten years; (5) regulate WTS Facilities in certain Mission Bay Districts and P Districts; (6) exempt certain telecommunications equipment accessory uses from height limitations; (7) allow screening elements for WTS Facilities to exceed height limits, consistent with existing height limit exemptions for antennas; (8) define and regulate Temporary WTS Facilities; (9) allow the Historic Preservation Commission to delegate determinations on applications for Administrative Certificates of Appropriateness and Minor Permits to Alter to Planning Department staff. Sponsor: Avalos

BOARD OF APPEALS:

No Report

HISTORIC PRESERVATION COMMISSION:

Good afternoon Commissioners, Tim Frye, Department staff, here to share with you a few items from yesterday Historic Preservation Commission hearing. The Commission began it's hearing with and informational update with a legacy business registry, the Department

shared a draft template that will accompany applications, when the HPC is considering whether or not businesses qualify for the registry before their final hearing at the Small Business Commission. The representatives from Supervisor Peskin and Supervisor Campos' Office were also in attendance and expressed their support and gratitude for the HPC's participation in the program and we anticipate the first batch of applications will head to the Planning Department in the next week or so and we anticipate the first hearing before the HPC at their first hearing in June, which is the first Wednesday in June. The regular calendar began with the Commission's first hearing on the African-American Citywide Historic Context Statement. After the staff's presentation there were a number of members of the public that requested a continuance, citing that the document is well underway, is a positive document, however, more information should be provided to fill a few holes in the overall story of African-American contributions within San Francisco. The Department and the Commission agreed that a continuance would be supported and we are going to continue to work with the community to address those questions they have, and then bring the final document back to the full Commission in October of this year. Following that, the Commission provided a unanimous support for the initiation of a landmark designation for Ingleside Presbyterian Church and the Great Cloud of Witnesses. The church is significant as a great work of mass Architect Joseph Leonard and it was constructed in 1933 and the interior is significant, in particular, the collage because The Great Cloud Witnesses it is significant and was created by Pastor Reverend Roland Gordon to inspire the community and highlight accomplishments of African-Americans within the neighborhood. The initiation will receive a second confirmation before moving to the full board and we anticipate that will happen in June. Finally, the Commission also unanimously supported an initiation to an existing landmark, the 140 Maiden Lane, the Frank Lloyd Wright Building, the V.C. Morris Gift Shop to designate the interior of that building as well as the exterior currently the building is Landmark No. 72 and only the exterior was designated in the early 70s. As we know, the building recently changed hands and the Commission has now initiated landmark designation on the entire building, including the interior. We anticipate the confirmation of that designation will be heard in June for a full board hearing sometime in July. So that concludes my comments, unless you have any questions.

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 – Rear Yard Use

1. Trend of development in rear yard open space is to bring the inside, outside
2. Less nature in backyards
3. Loss of trees
4. Multiple, and multi-level patios to create "room-like" effect
5. Kitchens and fire pits are becoming dominant feature
6. Sustainability issues rain water funneled directly to storm drains not into ground due to plumbing and non-natural ground cover
7. Privacy fences create

8. an RH-1 "Detached" affect for the RH-2 lots in rear yard midblock open space
(M) Speaker – 1481 Post

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.

5. [2015-000988CWP](#) (C. FLORES: (415) 558-6473)
MISSION ACTION PLAN (MAP) 2020 - An Informational Update on the status of the Mission Action Plan 2020 (MAP2020). The purpose of the Mission Action Plan is to retain and attract low to moderate income residents and community-serving businesses (including Production, Distribution and Repair), artists, and nonprofits in order to strengthen and preserve the socioeconomic diversity of the Mission neighborhood.
Preliminary Recommendation: None - Informational

SPEAKERS: = Claudia Flores – Staff presentation
+ (M) Speaker – Neighborhood presentation
+ J. Scott Weaver – Stabilizing the community

ACTION: None - Informational

6. (J. SWITZKY: (415) 575-6815)
SOUTHERN BAYFRONT STRATEGY – Informational Presentation - San Francisco's southeast waterfront, stretching from Mission Creek to Candlestick Point, features a number of master-planned development projects, such as Pier 70 and India Basin, that propose to bring major new investment to this district with an industrial legacy. City staff, including staff from Office of Economic and Workforce Development and Planning, will provide an informational briefing on their efforts to guide this investment towards local community and citywide public benefit using targeted negotiation and interagency coordination.
Preliminary Recommendation: None – Informational

SPEAKERS: = Joshua Switzky – Staff presentation
+ Ken Rich – OEWD report
+ Lee Lutensky – OEWD
+ Mike Martin – OEWD
+ YoYo Chan, Aide to Supervisor Cohen
+ Peter Albert – Response to questions

ACTION: None - Informational

7. [2010.0515MAP_02](#) (M. SNYDER: (415) 575-6891)
1101 CONNECTICUT STREET ZONING AND HEIGHT MAP AMENDMENTS (POTRERO HOPE SF DEVELOPMENT PROJECT "BLOCK X") - The Board of Supervisors has introduced legislation for a **Zoning Map Amendment** amending Francisco Planning Code Zoning Use District Map Sheet ZN08 to rezone Block 4287, Lots 007 from P (Public) to RM-2 (Residential, Mixed Moderate-Scale) and amending Planning Code Height and Bulk District Map HT08 to rezone Block 4287 Lots 001A and 007 from a 40-X Height and Bulk District to a 50-X Height and Bulk District. The proposed Ordinance is before the Commission so that it may

recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: + YoYo Chan, Aide to Supervisor Cohen – Project presentation
 = Lisa Chen – Staff presentation
 + Dan Adams – Support
 + Anna Mena – Support
 + Uzuri Peace Green – Support
 + Malik – Support
 ACTION: Adopted a Recommendation for Approval
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu
 RESOLUTION: 19633

- 8a. [2006.1523SHD](#) (M. BOUDREAUX: (415) 575-9140)
 40/50/62/78/88 1ST STREET, 512/516/526 MISSION STREET "OCEANWIDE CENTER" -
 (Assessor Block 3708/Lots 003, 006, 007, 009, 010, 011, 012 and 055) (District 6) - Request to **Adopt Shadow Findings** that the net new shadow will not have an adverse impact to the use of Union Square (Assessor's Block 0308/Lot 001), Portsmouth Square Plaza (0209/ Lot 017), St. Mary's Square (Assessor's Block 0258/ Lot 003) and Justin Herman Plaza (Assessor's Block 0233/ Lot 035); and to Allocate Net New Shadow for Union Square, Portsmouth Square Plaza, St. Mary's Square and Justin Herman Plaza to the Project (Planning Code Section 295), and Adoption of Findings under the California Environmental Quality Act. The Project proposes demolition of three buildings, construction of two new towers with occupied building heights of 850 feet (First Street Tower) and 605 feet (Mission Street Tower) and retention, or partial retention, of two existing buildings, plus street vacation. In total, the Project proposes approximately 1.08 million gross square feet of office, 265 residential units, 169-room hotel, and ground floor retail and open space uses. The Project site is located within Transit Center District and Downtown Plan Areas, and C-3-O (SD) (Downtown Office – Special Development) Zoning District and 550-S and 850-S-2 Height and Bulk Districts.

Preliminary Recommendation: Adopt Shadow Findings

SPEAKERS: = Marcelle Boudreaux – Staff presentation
 + Architect – Project presentation
 + Landscape Architect – Landscaping
 + Dan Frattin – Public benefits
 + Tom – Support
 - Patrick Kelly – Sunlight
 - (F) Speaker – Safety
 - (F) Speaker – Neighbor concerns
 = Yin Ho – CEQA issues
 = Daniel Gench – Mitigation measures
 = Stephen Wilson – Neighbor concerns
 - (F) Speaker – Neighbor concerns
 = Kerry Stevens – Construction concerns
 = Leanne – Neighbor concerns
 + Sheryl Davis – Appreciate the partnership
 + Rob Green – Oceanwide

= Amanda Graham – Issues and concerns
 + Cynthia Gomez – Labor agreement
 + Bill Chin – Community benefits agreement
 + Malcolm Young – Support
 + Sarah Wong – Support
 + Amy Chung – Support
 = John Elberling – Benefits fee
 + Kristy Wong – SPUR support
 + Misha Livas – Support
 + Ted Murshow – Construction mitigation measures
 + Jeffrey Heller – Construction mitigation

ACTION: Adopted Shadow Findings
 AYES: Fong, Richards, Antonini, Hillis, Johnson
 NAYES: Moore
 RECUSED: Wu
 MOTION: 19634

- 8b. [2006.1523DNX](#) M. BOUDREAUX: (415) 575-9140
40/50/62/78/88 1ST STREET, 512/516/526 MISSION STREET "OCEANWIDE CENTER"-
 (Assessor Block 3708/Lots 003, 006, 007, 009, 010, 011, 012 and 055) (District 6) - Request
 for **Determination of Compliance** pursuant to Planning Code Section 309 with exceptions
 including "Streetwall Base", "Tower Separation", "Rear Yard", "Reduction of Ground-Level
 Wind Currents in C-3 Districts", "Freight Loading Access", "Commercial to Non-Commercial
 Use Ratio", "Unoccupied Vertical Extensions", "Upper Tower Extensions", and "Bulk". The
 Project proposes demolition of three buildings, construction of two new towers with
 occupied building heights of 850 feet (First Street Tower) and 605 feet (Mission Street
 Tower) and retention, or partial retention, of two existing buildings, plus street vacation. In
 total, the Project proposes approximately 1.08 million gross square feet of office, 265
 residential units, 169-room hotel, and ground floor retail and open space uses. The Project
 site is located within Transit Center District and Downtown Plan Areas, and C-3-O (SD)
 (Downtown Office – Special Development) Zoning District and 550-S and 850-S-2 Height
 and Bulk Districts. 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 8a.
 ACTION: Approved with Conditions as Amended
 AYES: Fong, Richards, Antonini, Hillis, Johnson
 NAYES: Moore
 RECUSED: Wu
 MOTION: 19635

- 8c. [2006.1523OFA](#) (M. BOUDREAUX: (415) 575-9140)
40/50/62/78/88 1ST STREET, 512/516/526 MISSION STREET "OCEANWIDE CENTER"-
 (Assessor Block 3708/Lots 003, 006, 007, 009, 010, 011, 012 and 055) (District 6) - Request
 for **Office Allocation** of Square Footage pursuant to Planning Code Sections 321 and 322
 (the Annual Office Development Limitation Program) of approximately 1,057,549 gross
 square feet net new office space to the Project. The Project proposes demolition of three
 buildings, construction of two new towers with occupied building heights of 850 feet (First

Street Tower) and 605 feet (Mission Street Tower) and retention, or partial retention, of two existing buildings, plus street vacation. In total, the Project proposes approximately 1.08 million gross square feet of office, 265 residential units, 169-room hotel, and ground floor retail and open space uses. The Project site is located within Transit Center District and Downtown Plan Areas, and C-3-O (SD) (Downtown Office – Special Development) Zoning District and 550-S and 850-S-2 Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 8a.
 ACTION: Approved with Conditions as Amended by Staff
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore
 RECUSED: Wu
 MOTION: 19636

- 8d. [2006.1523CUA](#) (M. BOUDREAUX: (415) 575-9140)
40/50/62/78/88 1ST STREET, 512/516/526 MISSION STREET "OCEANWIDE CENTER"-
 (Assessor Block 3708/Lots 003, 006, 007, 009, 010, 011, 012 and 055) (District 6) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 for a 169-room tourist hotel. The Project proposes demolition of three buildings, construction of two new towers with occupied building heights of 850 feet (First Street Tower) and 605 feet (Mission Street Tower) and retention, or partial retention, of two existing buildings, plus street vacation. In total, the Project proposes approximately 1.08 million gross square feet of office, 265 residential units, 169-room hotel, and ground floor retail and open space uses. The Project site is located within Transit Center District and Downtown Plan Areas, and C-3-O (SD) (Downtown Office – Special Development) Zoning District and 550-S and 850-S-2 Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 8a.
 ACTION: Approved with Conditions as Amended by Staff
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore
 RECUSED: Wu
 MOTION: 19637

- 8e. [2006.1523GPR](#) (K. HADDADAN: (415) 575-9068)
40/50/62/78/88 1ST STREET, 512/516/526 MISSION STREET "OCEANWIDE CENTER"-
 (Assessor Block 3708/Lots 003, 006, 007, 009, 010, 011, 012 and 055) (District 6) - Request for **Findings of Consistency** with the General Plan and with the Priority Policies of Planning Code Section 101.1 for the proposed street vacations of portions of Jessie Street and Elim Alley for the Oceanwide Center Development Project, with conditions. The Project proposes demolition of three buildings, construction of two new towers with occupied building heights of 850 feet (First Street Tower) and 605 feet (Mission Street Tower) and retention, or partial retention, of two existing buildings, plus street vacation. In total, the Project proposes approximately 1.08 million gross square feet of office, 265 residential units, 169-room hotel, and ground floor retail and open space uses. The Project site is located within Transit Center District and Downtown Plan Areas, and C-3-O (SD) (Downtown Office – Special Development) Zoning District and 550-S and 850-S-2 Height and Bulk Districts.

Preliminary Recommendation: Adopt Findings of Consistency, with Conditions

SPEAKERS: Same as Item 8a.
 ACTION: Approved with Conditions as Amended by Staff
 AYES: Fong, Richards, Antonini, Hillis, Johnson
 NAYES: Moore
 RECUSED: Wu
 MOTION: 19638

- 8f. [2006.1523VAR](#) (M. BOUDREAUX: (415) 575-9140)
40/50/62/78/88 1ST STREET, 512/516/526 MISSION STREET "OCEANWIDE CENTER"-
 (Assessor Block 3708/Lots 003, 006, 007, 009, 010, 011, 012 and 055) (District 6) - Request for **Variance** from the requirements for bay windows (Planning Code Section 136), dwelling unit exposure (Planning Code Section 140), frontage and curb cuts (Planning Code Sections Section 145.1 and 155), and a height exemption for the 550-S height limit for the Mission Street Tower elevator mechanicals (Planning Code Section 260). The Zoning Administrator will consider these requests following the Planning Commission's consideration of the request for Adoption of Shadow Findings, Downtown Project Authorization, Office Allocation, Conditional Use Authorization, and Findings of Consistency with the General Plan for Street Vacations. The Project proposes demolition of three buildings, construction of two new towers with occupied building heights of 850 feet (First Street Tower) and 605 feet (Mission Street Tower) and retention, or partial retention, of two existing buildings, plus street vacation. In total, the Project proposes approximately 1.08 million gross square feet of office, 265 residential units, 169-room hotel, and ground floor retail and open space uses. The Project site is located within Transit Center District and Downtown Plan Areas, and C-3-O (SD) (Downtown Office – Special Development) Zoning District and 550-S and 850-S-2 Height and Bulk Districts.

SPEAKERS: Same as Item 8a.
 ACTION: ZA closed public comment and indicated an intent to Grant

- 9a. [2008.0428K](#) (C. GROB: (415) 575-9138)
300 & 350 OCTAVIA STREET - east side of Octavia Street, south of Fell Street, north of Oak Street; Assessor's Block 0832, Lots 92 and 94 (formerly lots 025 and 026) - Request to **Adopt Shadow Findings** pursuant to Planning Code Section 295 regarding a Shadow Study that concluded that the shadow cast by the proposed construction would not be adverse to the use of Patricia's Green, land under the jurisdiction of the San Francisco Recreation and Parks Department. The Project includes the construction of two mixed-use buildings, one on Parcel M (lot 94) and one on Parcel N (lot 92). Each proposed building would contain 12 dwelling units and about 943 square feet of ground floor retail. The project site is located in a Hayes-Gough Neighborhood Commercial Transit (NCT) and 50-X Height and Bulk District.

Preliminary Recommendation: Adopt Shadow Findings

SPEAKERS: = Carly Grob – Staff presentation
 + Douglas Burnham – Project presentation
 - Felicia – Negative impacts
 - Alexander Goffen – Negative impacts
 - (F) Speaker – Sunlight, construction, parking
 - Victor – Negative impacts to the neighborhood

- Peter Wong – Negative impacts
- Shu Wong – Block my window
- David Agierra – Negative impacts
- Jordy Vanderbausch – We do not need this development
- + Aaron Hume – Foot traffic
- Max Ernstein – Earthquake safety
- + Gail Vaugh – Great building
- + Jim Workshell – Fits Market and Octavia Plan
- + Robin Levitt – Support
- + Rob Poole – Support

ACTION: After hearing and closing public comment; Continued to June 23, 2016 with direction from the Commission

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

ABSENT: Hillis

9b. [2014-002330CUA](#) (C. GROB: (415) 575-9138)

300 & 350 OCTAVIA STREET - east side of Octavia Street, south of Fell Street, north of Oak Street; Assessor's Block 0832, Lots 92 and 94 (formerly lots 025 and 026) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 207.6 and 303 to establish a dwelling unit mix with less than 40% two-bedroom units. The Project includes the construction of two mixed-use buildings, one on Parcel M (lot 94) and one on Parcel N (lot 92). Each proposed building would contain 12 dwelling units and about 943 square feet of ground floor retail. The project site is located in a Hayes-Gough Neighborhood Commercial Transit (NCT) and 50-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: Same as Item 9a.

ACTION: After hearing and closing public comment; Continued to June 23, 2016 with direction from the Commission

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

ABSENT: Hillis

9c. [2014-002330VAR](#) (C. GROB: (415) 575-9138)

300 & 350 OCTAVIA STREET - east side of Octavia Street, south of Fell Street, north of Oak Street; Assessor's Block 0832, Lots 92 and 94 (formerly lots 025 and 026) - Request for **Variations** pursuant to Planning Code Sections 136 and 145.1 to exceed the maximum permitted dimensions for obstructions over streets and alleys, and to establish non-active uses at the ground floor. The Project includes the construction of two mixed-use buildings, one on Parcel M (lot 94) and one on Parcel N (lot 92). Each proposed building would contain 12 dwelling units and about 943 square feet of ground floor retail. The project site is located in a Hayes-Gough Neighborhood Commercial Transit (NCT) and 50-X Height and Bulk District.

SPEAKERS: Same as Item 9a.

ACTION: After hearing and closing public comment; ZA Continued to June 23, 2016

10. [2013.1125C](#) (R. SUCRE: (415) 575-9108)

1828 EGBERT AVENUE - located at the southwest corner of 25th and Folsom Street, Lot 005 in Assessor's Block 5434B - Request for **Conditional Use Authorization** and a Planned Unit Development, pursuant to Planning Code Sections 210.3, 303 and 304, to establish an Internet Services Exchange (ISE) within an existing four-story (64-feet 8-inches tall) building. The proposal includes a change in use of approximately 124,622 gross square feet from self-storage facility to ISE, and construction of a four-story addition (approximately 5,862 gross square feet) along the north facade. The proposal also includes up to 45 off-street parking spaces, one off-street freight loading parking spaces, and public realm improvements. Under the PUD, the project is requesting a modification to the requirements for off-street parking (Planning Code Section 151). The project site is located in a PDR-2 (Production Distribution and Repair) and 65-J 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: = Rich Sucre – Staff presentation
 + David Silverman – Project presentation
 ACTION: Approved with Conditions
 AYES: Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Fong, Johnson
 MOTION: 19639

11a. [2014-002024CUA](#) (R. SUCRE: 415/575-9108)

701 3RD STREET - located at the southeast corner of 3rd and Townsend Streets, Lot 006 in Assessor's Block 3794 (District 6) - Request for **Conditional Use Authorization** (CUA), pursuant to Planning Code Sections 303 and 842.49, to establish a new tourist hotel. The proposal would demolish the existing one-story commercial building and construct a new eleven-story (105-feet tall) hotel with approximately 116,274 square feet, 230 guest rooms, 2,000 gross square feet of ground floor retail, and 14 below-grade, off-street parking spaces. The project site is located within the 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.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Rich Sucre – Staff presentation
 + Scott McChesny – Project presentation
 + Michael Stanton – Design presentation
 + Kevin Carroll – Support
 = Howard Blumberg – Sculpture accommodations
 + Kati Ladell – Support
 + (M) Speaker – Support
 = Susan Barrell – Concerns
 + Susanne – Support
 + Linda Gomez – Support
 + Simon Shake – Support
 + Danny Campbell – Support
 ACTION: Approved with Conditions
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu

MOTION: 19640

- 11b. [2014-002024ENX](#) (R. SUCRE: 415/575-9108)
701 3RD STREET - located at the southeast corner of 3rd and Townsend Streets, Lot 006 in Assessor's Block 3794 (District 6) - Request for **Large Project Authorization (LPA)**, pursuant to Planning Code Sections 329, to demolish the existing one-story commercial building and construct a new eleven-story (105-feet tall) hotel with approximately 116,274 square feet, 230 guest rooms, 2,000 gross square feet of ground floor retail, and 14 below-grade, off-street parking spaces. Under the LPA, the project is requesting exceptions to the requirements for permitted obstructions over the street (Planning Code Section 136) and street frontage (Planning Code Section 145.1). The project site is located within the 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.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 11a.
 ACTION: Approved with Conditions
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu
 MOTION: 19641

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.

- 12a. [2013.1383DRP-10](#) (R. SUCRE: (415) 575-9108)
3516 FOLSOM STREET - west side of Folsom Street between Bernal Heights Boulevard and Chapman Street; Lot 013 in Assessor's Block 5626 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2013.12.16.4322, proposing new construction of a two-and-one-half-story, single-family residence with a roof deck within a RH-1 (Residential, House, One-Family) Zoning District, Bernal Heights Special Use 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: Do Not Take Discretionary Review and Approve
 (Continued from Regular Meeting of March 31, 2016)
Please Note: On March 31, 2016, after hearing and closing public comment; the Commission continued this matter to May 5, 2016 by a vote of +5 -0 (Commissioners Johnson and Wu were absent).

SPEAKERS: = Rich Sucre – Staff presentation
 - Anne Bottmall – Precedent
 - Ryan Patterosn – DR concerns
 - (F) Speaker – Mini subdivision
 - (F) Speaker – PG&E pipeline

- (F) Speaker – Opposition
- Barbara Underburg – Opposition
- (F) Speaker – Opposition
- (M) Speaker – Opposition
- + (M) Speaker – Project presentation
- + Charles Olsen – Project presentation continued
- + Sean Kiegran – Support
- + Joe Driscoll – Safety
- + Rodrigo Santos – Simple sites

ACTION: No DR and Approved as Proposed
 AYES: Fong, Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Johnson
 DRA No: 0461

- 12b. [2013.1383DRP-09](#) (R. SUCRE: (415) 575-9108)
3526 FOLSOM STREET - west side of Folsom Street between Bernal Heights Boulevard and Chapman Street; Lot 014 in Assessor's Block 5626 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2013.12.16.4318, proposing new construction of a two-and-one-half-story, single-family residence with a roof deck within a RH-1 (Residential, House, One-Family) Zoning District, Bernal Heights Special Use 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: Do Not Take Discretionary Review and Approve
 (Continued from Regular Meeting of March 31, 2016)
Please Note: On March 31, 2016, after hearing and closing public comment; the Commission continued this matter to May 5, 2016 by a vote of +5 -0 (Commissioners Johnson and Wu were absent).

SPEAKERS: Same as Item 12a.
 ACTION: No DR and Approved
 AYES: Fong, Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Johnson
 DRA No: 0461

13. [2014.1094DRP](#) (J. SPEIRS: (415) 575-9106)
503 ANDERSON STREET - east side between Tompkins and Ogden Avenues; Lot 025 in Assessor's Block 5724 (District 11) - Request for **Discretionary Review** of Building Permit Application No. 2014.03.19.1158, proposing to construct a new three-story one-unit residential building within the 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: Full Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
- SPEAKERS: = Jeff Speirs – Staff presentation
 - Carly McKenny – DR presentation
 - (F) Speaker – Not compatible

- Neil Richardson – Opposition
- Toby Simon – Opposition
+ David Silverman – Project presentation
+ Rodrigo Santos - Support
ACTION: No DR and Approved
AYES: Fong, Richards, Antonini, Hillis, Moore, Wu
ABSENT: Johnson
DRA No: 0462

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))

None

ADJOURNMENT - 8:12 P.M.