

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 13, 2016
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Fong, Richards, Johnson, Koppel, Melgar, Moore
COMMISSIONER ABSENT: Hillis

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:20 P.M.

STAFF IN ATTENDANCE: John Rahaim - Planning Director , Jeffrey Horn, Mathew Snyder, Ella Samonsky, Rich Sucre, 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. 2013.1049E (M. HUE: (415) 575-9041)
950-974 MARKET STREET - located on a site bounded by Turk Street to the north, Market Street to the south, and Taylor Street to the west; Lots 001, 002, 004, 014 of Assessor's Block 0342 - Appeal of **Preliminary Mitigated Negative Declaration** for the demolition of an existing surface parking lot over a below-grade parking structure and four two- to three-story commercial buildings that are vacant or partially occupied with retail and office uses (all constructed circa early 1900s), and construction of a 120-foot-tall, 12-story, mixed-use building containing 242 dwelling units, a 232-room hotel, approximately 16,600 square feet of retail space, and 82 off-street vehicle parking spaces accessed via Taylor Street, and

a new passenger loading zone along Turk Street. The project site is in the C-3-G (Downtown General Commercial) Use District and 120-X Height and Bulk District.

(Continued from Regular Meeting of September 8, 2016)

(Proposed for Continuance to November 3, 2016)

SPEAKERS: None
 ACTION: Continued to November 3, 2016
 AYES: Fong, Richards, Koppel, Moore
 ABSENT: Hillis, Johnson, Melgar

2. 2014-001965PCA (A. STARR: (415) 558-6362)

ARTICLE 7: PHASE 2 OF THE CODE REORGANIZATION AND SIMPLIFICATION PROJECT - Department sponsored **Planning Code Amendment** to reorganize Article 7 and to update, correct, clarify, and simplify Code language in other Planning Code Sections; requiring Conditional Use authorization for Bars, and Liquor Stores on the first floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; enacting permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; requiring Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; prohibiting Kennels in the North Beach Neighborhood Commercial District; removing the definition of Amusement Game Arcade from the list of uses in Article 7 zoning districts and instead using the controls for General Entertainment to regulate this use in Article 7 Districts; 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, and adopting findings of public convenience, necessity, and welfare under Planning Code Section 302.

Preliminary Recommendation: Adopt a Recommendation for Approval

(Proposed for Continuance to November 17, 2016)

SPEAKERS: None
 ACTION: Continued to November 17, 2016
 AYES: Fong, Richards, Koppel, Moore
 ABSENT: Hillis, Johnson, Melgar

3. 2015-002135CUA (C. TOWNES: (415) 575-9195)

854 CAPP STREET - west side of Capp Street between 23rd and 24th Streets; Lot 041 in Assessor's Block 3642 (District 9) - Request for a **Conditional Use Authorization (CUA)**, pursuant to Planning Code Section 303 and 317, to demolish the existing 2,020 square foot, one-story-over-basement, single family residence (with detached rear accessory building) on a 3,062 sf (25'x122.5') lot, and construct a new 40-foot tall, four-story, 7,815 square foot, residential building with four dwelling units. Pursuant to Planning Code Section 317(c), an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization and the application for a replacement building shall be subject to Conditional Use requirements. The subject property is located within the RTO-M (Residential Transit Oriented- Mission) 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
 (Continued from Regular hearing of September 29, 2016)
(Proposed for Continuance to December 8, 2016)

SPEAKERS: None
 ACTION: Continued to December 8, 2016
 AYES: Fong, Richards, Koppel, Moore
 ABSENT: Hillis, Johnson, Melgar

4. 2014.0964ENX (J. DISALVO: (415) 575-9182)
1228 FOLSOM STREET - located on the north side of Folsom Street and the south side of Clementina Street between 8th and 9th Streets, Lots 011, 037 and 038 in Assessor's Block 3729 (District 9) - Request for **Large Project Authorization**, pursuant to Planning Code Section 329, for the demolition of three two-story industrial warehouse buildings and new construction of a four- and-six-story residential building (measuring approximately 29,272 gross square feet), 45-ft in height along Clementina Street and 65-ft along Folsom Street, with 24 dwelling units, 15 below-grade off-street parking spaces, 25 Class 1 bicycle parking spaces, and 3 Class 2 bicycle parking spaces. Under the Large Project Authorization, the project is seeking exceptions to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134); 2) permitted obstructions (Planning Code Section 136); 3) dwelling unit exposure (Planning Code 140); and, 4) off-street parking (Planning Code Section 151.1). The subject property is located within the RED-MX (Residential Enclave-Mixed), and the Folsom Street NCT (Neighborhood Commercial Transit) Zoning Districts, 45-X and 65-X Height and Bulk Districts, and the Western SoMa Special Use District. Since the project is partially located within the Folsom Street NCT, the project is requesting a variance from the Zoning Administrator to address the Planning Code requirements for: permitted obstructions (Planning Code Section 136), (See Case No. 2014.0964VAR). 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 January 5, 2017)

SPEAKERS: None
 ACTION: Continued to January 5, 2017
 AYES: Fong, Richards, Koppel, Moore
 ABSENT: Hillis, Johnson, Melgar

5. 2015-004279CUA (A. PERRY: (415) 575-9017)
412 BROADWAY STREET - north side of Broadway between Montgomery and Rowland Streets; Lot 033 in Assessor's Block 0144 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 714.27, seeking an extension to the hours of operation until 4 a.m. on Wednesday through Sunday nights, for an existing Adult Entertainment establishment (d.b.a. Penthouse Club and Restaurant). No other changes are proposed. The project is located in the Broadway Neighborhood Commercial District (NCD) and 65-A-1 Height and Bulk District. The Project is not subject to the California Environmental Quality Act (CEQA) as the extension of hours is not considered a "project" under CEQA.

Preliminary Recommendation: Approve with Conditions
(Proposed for Indefinite Continuance)

SPEAKERS: None
 ACTION: Continued Indefinitely
 AYES: Fong, Richards, Koppel, Moore
 ABSENT: Hillis, Johnson, Melgar

6. 2015-005127CUA (A. PERRY: (415) 575-9017)
391 BROADWAY STREET - southeast corner of Broadway and Montgomery Street; Lot 014 in Assessor's Block 0164 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 714.27, seeking an extension to the hours of operation until 4 a.m. daily, for an existing Adult Entertainment establishment (d.b.a. Centerfolds). No other changes are proposed. The project is located in the Broadway Neighborhood Commercial District (NCD) and 65-A-1 Height and Bulk District. The Project is not subject to the California Environmental Quality Act (CEQA) as the extension of hours is not considered a "project" under CEQA.

Preliminary Recommendation: Approve with Conditions

(Proposed for Indefinite Continuance)

SPEAKERS: None
 ACTION: Continued Indefinitely
 AYES: Fong, Richards, Koppel, Moore
 ABSENT: Hillis, Johnson, Melgar

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

7. 2015-006425CUA (J. HORN: (415) 575-6925)
755 OCEAN AVENUE - bounded by Ocean Avenue, Howth Street, Geneva Avenue and Interstate 280; Lot 023 in Assessor's Block 6948 (District 7) - Request for **Conditional Use Authorization-Planned Unit Development (PUD)**, pursuant to Planning Code Sections 209.1, 303 and 304, the expansion of a private secondary school (Lick-Wilmerding High School) by adding approximately 13,400 square feet of building area to allow for 6 new classrooms (an increase from 34 to 40) and to increase the maximum student enrollment from 490 students to 650 students. The project consists of a vertical 3rd story addition (12,455 square feet), seismic improvements and internal reconfiguration of the classroom wing of the Merchant Building (fronting on Ocean Avenue), the alteration (decrease of 954 square feet) and reconfiguration of the entrance and internal configuration of the administrative wing of the Merchant Building, minor alterations to the gymnasium, enclosure of approximately 1,700 square feet of an interior courtyard, redesign of an interior courtyard, a two-story side addition (230 square feet) and internal reconfiguration of the theater/laboratory building, conversion of a computer lab to a shop space, the addition of 24 Class 1 and six Class 2 bicycle parking spaces, streetscape improvements to Ocean Avenue, Howth Street and Geneva Avenue and a sound wall of varying heights (greater than 10-feet) along the I-280 frontage, portions of which will encroach into the required rear yard. During construction, 15 modular structures will be temporarily

(approximately 11 months) placed on-site to provide classroom and office space. Under the Planned Unit Development, the project is seeking an exception to Planning Code requirements for rear yard (Planning Code Section 134). The subject property is located 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.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Continued to November 3, 2016
 AYES: Fong, Richards, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis

C. COMMISSION MATTERS

8. Consideration of Adoption:

- [Draft Minutes for September 29, 2016](#)

SPEAKERS: None
 ACTION: Adopted
 AYES: Fong, Richards, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis

9. 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:

I wanted to thank the mayor for appointing Elaine Forbes as Director of the Port. Elaine has being an outstanding planner, moved to the Port quite a few years ago, and couldn't be happier to see her take that role.

Commissioner Fong:

I concur with that, she is -- she'll be a great asset for the Port.

D. DEPARTMENT MATTERS

10. Director's Announcements

Director Rahaim:

Good afternoon Commissioners, I was also going to congratulate Elaine Forbes and note that she is a proud alumnae of the Planning Department, so I am very pleased to see her in that position. Secondly, Commissioners I just came from my annual meetings with my counterparts in the 30 largest cities in the country, which is a very fruitful series of

discussions that we had back in Cambridge, and what was striking about this year conversation was how much the issue of income disparity, inequity, and housing prices were the almost uniform issue for all the cities, even in cities that we would not normally consider to be high class cities, even cities in Texas and the South are experiencing this pressures in part – in some of their neighborhood, and it is very curious phenomenon that is happening right now, that all cities are experiencing in very big ways, and we all are struggling on how to grapple with this issue, and a close second, in terms of most present issues, are issues of mobility and transportation. So, the kind of key issues that we are facing in San Francisco are being experienced, perhaps not quite as acutely, but are being experienced in many other cities across the country.

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

None

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: Silvia Johnson – Lightwells

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.

- 12a. 2010.0305DVA (M. SNYDER: (415) 575-6891)
SUNNYDALE HOPE SF MASTER PLAN PROJECT - Informational Presentation - The 50-acre site is located in the Visitacion Valley neighborhood and is generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the East and Velasco to the south. Informational Presentation on the Hope SF Program, the proposed Sunnydale Hope SF Master Plan, Design Review process, and Development Agreement.
Preliminary Recommendation: None - Informational

SPEAKERS: + Theo Miller – Hope SF
 = Matt Snyder
 + Leigh Lutensky – Development agreement
 ACTION: None – Informational

- 12b. 2010.0515DVA (M. SNYDER: (415) 575-6891)
POTRERO HOPE SF MASTER PLAN PROJECT - Informational Presentation - The 38-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22nd

Street and the Potrero Recreation Center to the north, Wisconsin Street to the West, 25th and 26th Streets to the south, and Missouri Street and Texas Street to the east. Informational Presentation on the Hope SF Program, the proposed Potrero Hope SF Master Plan, Design Review process, and Development Agreement.

Preliminary Recommendation: None - Informational

SPEAKERS: None
ACTION: None – Informational

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.

13. [2015-014749DRP](#) (E. SAMONSKY: (415) 575-9112)
3630 JACKSON STREET - north side of Jackson Street, between Spruce and Maple Streets; Lot 005 in Assessor's Block 0969 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2015.1015.9863 proposing construction of a one-story horizontal rear addition, of approximately 790 square feet, roof deck over the addition and cantilevered deck to a single-family dwelling 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 July 7, 2016)
WITHDRAWN

- 14a. [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

SPEAKERS: = Rich Sucre – Staff Report
- Kathy Angus – 900 Pages of new information
- Herb Felsenfeld – Pending safety
- Marilyn Waltermann – Views
- Terry Milne – East slope design guidelines
- Patricia Hughes – Opposition
- Sarah Victor – View

- Speaker – Opposition
- Gail Newman – Opposition'
- + Fabian Lanoy – Project presentation
- + Charles Olsen – CEQA, driveway
- Speaker - Opposition

ACTION: Did not Take DR, Approved as Proposed
 AYES: Fong, Richards, Hillis, Johnson, Koppel, Melgar, Moore
 DRA No: 0487

- 14b. [2013.1768DRP-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

SPEAKERS: Same as Item 14a.
 ACTION: Did not Take DR, Approved as Proposed
 AYES: Fong, Richards, Hillis, Johnson, Koppel, Melgar, Moore
 DRA No: 0487

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- 1:52 P.M.