

**SAN FRANCISCO
PLANNING COMMISSION
AND
RECREATION & PARK
COMMISSION**



DRAFT – Meeting Minutes

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

**Thursday, May 18, 2017
10:00 a.m.**

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

REC/PARK COMMISSIONERS PRESENT: Buell, Low, Anderson, Bonilla, Harrison
REC/PARK COMMISSIONER PRESENT: McDonnell

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 10:01 A.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Ella Samonsky, and Jonas P. Ionin – Commission Secretary

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commissions will consider a request for continuance to a later date. The Commissions may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2013.0977SHD (E. SAMONSKY: (415) 575-9112)
980 FOLSOM STREET - located on the north side of Folsom Street between 5th and 6th Streets, Lots 028, 035 & 152 in Assessor's Block 3732; and Gene Friend Recreation Center bounded by Harriet Street on the west, Folsom Street on the south, and 6th Street on the east (Assessor's Block 3731, Lots 010, 011, 012 and 111) (District 6). **Discussion and Joint**

Action by the Planning Commission and Recreation and Park Commission to raise the cumulative shadow limit for Gene Friend Recreation Center, pursuant to the jointly-approved Planning Code Section 295 Implementation Memo adopted in 1989, in order to accommodate new shadow cast by the proposed project at 980 Folsom Street. The proposed project includes demolition of the existing single-story commercial (automotive paint and repair) building and new construction of an eight-story, mixed use building measuring approximately 84 feet in height (approximately 36,197 gross square feet) with up to 33 dwelling units and 951 square feet of ground floor commercial space. The subject property is within the MUR (Mixed-Use Residential) Zoning District, the SOMA Youth and Family Special Use District, and 85-X Height and Bulk District. The subject park is located within the P (Public) Zoning District and a 45-X/65-X/OS (Open Space) Height and Bulk District.

Preliminary Recommendation (from Planning Department to Planning Commission): Raise Cumulative Shadow Limit

**(Planning Commission and Recreation and Park Commission Joint Action)
(Proposed for Indefinite Continuance)**

SPEAKERS: + Misha Olivas – Support for continuance
ACTION: Continued Indefinitely
AYES: Hillis, Fong, Koppel, Moore
ABSENT: Johnson, Melgar, Richards

1b. 2013.0977K (J. HARRISON: (415) 575-5602)

980 FOLSOM STREET - located on the north side of Folsom Street between 5th and 6th Streets, Lots 028, 035 & 152 in Assessor's Block 3732; and Gene Friend Recreation Center bounded by Harriet Street on the west, Folsom Street on the south, and 6th Street on the east (Assessor's Block 3731, Lots 010, 011, 012 and 111) (District 6). **Discussion and possible action by the Recreation and Park Commission to adopt a resolution to recommend to the Planning Commission that the new shadow cast by the proposed project at 980 Folsom Street will or will not have a significant adverse impact on the use of the Gene Friend Recreation Center, as required by Planning Code Section 295 (the Sunlight Ordinance).** The proposed project includes demolition of the existing single-story commercial (automotive paint and repair) building and new construction of an eight-story, mixed use building measuring approximately 84 feet in height (approximately 36,197 gross square feet) with up to 33 dwelling units and 951 square feet of ground floor commercial space. The subject property is within the MUR (Mixed-Use Residential) Zoning District, the SOMA Youth and Family Special Use District, and 85-X Height and Bulk District.

**(Recreation and Park Commission Action Only)
(Proposed for Indefinite Continuance)**

SPEAKERS: Same as Item 1a.
ACTION: Continued Indefinitely
AYES: Hillis, Fong, Koppel, Moore
ABSENT: Johnson, Melgar, Richards

1c. 2013.0977K (E. SAMONSKY: (415) 575-9112)
980 FOLSOM STREET - located on the north side of Folsom Street between 5th and 6th Streets, Lots 028, 035 & 152 in Assessor's Block 3732 (District 6) – Request for **Adoption of Findings**, pursuant to Planning Code Section 295, regarding the shadow study that

concluded the demolition of the existing single-story commercial (automotive paint and repair) building and new construction of an eight-story, mixed use building measuring approximately 84 feet in height (approximately 36,197 gross square feet) mixed-use building with up to 33 dwelling units and 951 square feet of ground floor commercial space, would not be adverse to the use of Gene Friend Recreation Center, which is under the jurisdiction of the San Francisco Recreation and Park Commission. The subject property is located within the MUR (Mixed-Use Residential) Zoning District, the SOMA Youth and Family Special Use District, and 85-X Height and Bulk District.

Preliminary Recommendation: Adopt Findings

(Planning Commission Action Only)
(Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1a.
 ACTION: Continued Indefinitely
 AYES: Hillis, Fong, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards

- 1d. 2013.0977ENX (E. SAMONSKY: (415) 575-9112)
980 FOLSOM STREET - located on the north side of Folsom Street between 5th and 6th Streets, Lots 028, 035 & 152 in Assessor's Block 3732 (District 6) – Request for a **Large Project Authorization (LPA)**, pursuant to Planning Code Section 329, to demolish the existing single-story commercial (automotive paint and repair) building and new construction of an eight-story, mixed use building measuring approximately 84 feet in height (approximately 36,197 gross square feet) mixed-use building with up to 33 dwelling units and 951 square feet of ground floor commercial space, 14 vehicle parking spaces, 34 Class 1 bicycle parking spaces 4 Class 2 bicycle parking spaces, approximately 3,246 square feet of common open space, and 1,334 square feet of private open space. Under the LPA, the project is seeking exceptions to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); 3) ground floor active use (Planning Code Section 145.1); and 4) off-street parking (Planning Code Section 151.1). The subject property is located within the MUR (Mixed-Use Residential) Zoning District in the SOMA Youth and Family Special Use District and in an 85-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions

(Planning Commission Action Only)
(Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1a.
 ACTION: Continued Indefinitely
 AYES: Hillis, Fong, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards

B. SPECIAL CALENDAR

- 2a. 2013.0538K (E. SAMONSKY: (415) 575-9112)
301 6TH STREET - located on the southeast corner of 6th Street and Folsom Street, Lot 122 in Assessor's Block 3753; and Gene Friend Recreation Center bounded by Harriet Street on the west, Folsom Street on the south, and 6th Street on the east (Assessor's Block 3731,

Lots 010, 011, 012 and 111) (District 6). **Discussion and Joint Action by the Planning Commission and Recreation and Park Commission to raise the cumulative shadow limit for Gene Friend Recreation Center, pursuant to the jointly-approved Planning Code Section 295 Implementation Memo adopted in 1989, in order to accommodate new shadow cast by the proposed project at 301 6th Street.** The proposed project includes demolition of a one-story carwash and new construction of an eight-story, 82-foot tall, mixed-use building (approximately 88,250 gross square feet) with 84 dwelling units and approximately 5,868 square feet of ground floor commercial space. The subject property is within the MUR (Mixed-Use Residential) Zoning District, the SOMA Youth and Family Special Use District, and 85-X Height and Bulk District.

Preliminary Recommendation (from Planning Department to Planning Commission): Raise Cumulative Shadow Limit

(Planning Commission and Recreation and Park Commission Joint Action)

SPEAKERS:

- = Ella Samonsky – Planning Staff report
- = Jordan – Rec and Park Staff report
- + Ed Conner – Project Sponsor presentation
- + Nancy Conner – Project Sponsor presentation
- + Jody Knight – Project Sponsor presentation
- + Mitsy Fada, Local 22 – Support for the project
- + Timothy Wright, Local 22 – Support for the project
- + Henry Karnilowicz – 6th Street is the gateway to our City
- = Misha Olivas – Shadow impact, precedent
- = Heather Phillips – Protect the park, no more shadow
- Carla Lovell – SOMA Pilipinas, our backyard
- Chris D’Orazio, Barrio Fiesta – Cumulative impact study on shadow impact to our parks
- + Corey Smith – Creating homes for people
- = Rudy Corpus – Safety in our neighborhood
- + Speaker, Local 22 – Support
- = Joseph Smoot – Impacts to public open spaces, legislation updates to Section 295
- Speaker – Shadow impact, good community amenities
- Michael – New development impacts to SOMA
- Julie Barbona – Gene Friend Park is an important asset to the community

ACTION: After hearing and closing public comment; Continued to July 27, 2017

AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore

ABSENT: Johnson

- 2b. 2013.0538K (J. HARRISON: (415) 575-5602)
- 301 6TH STREET** - located on the southeast corner of 6th Street and Folsom Street, Lot 122 in Assessor’s Block 3753; and Gene Friend Recreation Center bounded by Harriet Street on the west, Folsom Street on the south, and 6th Street on the east (Assessor’s Block 3731, Lots 010, 011, 012 and 111) (District 6). **Discussion and possible action by the Recreation and Park Commission to adopt a resolution to recommend to the Planning Commission that the new shadow cast by the proposed project at 301 6th Street will or will not have a significant adverse impact on the use of the Gene Friend Recreation Center, as required by Planning Code Section 295 (the Sunlight Ordinance).** The proposed project includes

demolition of a one-story carwash and new construction of an eight-story, 82-foot tall, mixed-use building (approximately 88,250 gross square feet) with 84 dwelling units and approximately 5,868 square feet of ground floor commercial space. The subject property is within the MUR (Mixed-Use Residential) Zoning District, the SOMA Youth and Family Special Use District, and 85-X Height and Bulk District.

(Recreation and Park Commission Action Only)

SPEAKERS: Same as Item 2a.
 ACTION: After hearing and closing public comment; Continued to July 27, 2017
 AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
 ABSENT: Johnson

NOTE: FOLLOWING ITEMS 2A and 2B, THE RECREATION AND PARK COMMISSION WILL ADJOURN, AND THE PLANNING COMMISSION WILL REMAIN IN SESSION TO SEPARATELY CONSIDER ADDITIONAL ITEMS.

- 2c. [2013.0538SHD](#) (E. SAMONSKY: (415) 575-9112)
301 6th STREET - located on the southeast corner of 6th Street and Folsom Street, Lot 122 in Assessor's Block 3753 (District 6) - Request for **Adoption of Findings**, pursuant to Planning Code Section 295, regarding the shadow study that concluded the new construction of an eight-story, 82-foot tall, mixed-use building with up to 84 dwelling units and 5,868 square feet of ground floor commercial space would not be adverse to the use of Gene Friend Recreation Center, which is under the jurisdiction of the San Francisco Recreation and Park Commission. The subject property is located within the MUR (Mixed-Use Residential) Zoning District, the SOMA Youth and Family Special Use District, and an 85-X Height and Bulk District.

Preliminary Recommendation: Adopt Findings

(Planning Commission Action Only)

SPEAKERS: Same as Item 2a.
 ACTION: After hearing and closing public comment; Continued to July 27, 2017
 AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
 ABSENT: Johnson

- 2d. [2013.0538ENX](#) (E. SAMONSKY: (415) 575-9112)
301 6th STREET - located on the southeast corner of 6th Street and Folsom Street, Lot 122 in Assessor's Block 3753 (District 6) - Request for a **Large Project Authorization (LPA)**, pursuant to Planning Code Section 329, to demolish the existing single-story building and surface parking lot, and construct an eight-story (82 feet in height) mixed-use building (measuring approximately 88,250 gross square feet) with up to 84 dwelling units, approximately 5,868 square feet of ground floor commercial space, 36 vehicle parking spaces, 85 Class 1 bicycle parking spaces and 16 Class 2 bicycle parking spaces. The proposed project includes approximately 6,802 square feet of common open space via a second floor courtyard and roof deck. Under the LPA, the project is seeking exceptions to certain Planning Code requirements including: rear yard (Planning Code Section 134), dwelling unit exposure (Planning Code Section 140), and off-street parking (Planning Code Section 151.1). The subject property is located within the MUR (Mixed-Use Residential) Zoning District in the SOMA Youth and Family Special Use District and in an 85-X Height

and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions

(Planning Commission Action Only)

SPEAKERS: Same as Item 2a.

ACTION: After hearing and closing public comment; Continued to July 27, 2017

AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore

ABSENT: Johnson

ADJOURNMENT – 11:44 P.M.