

**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, October 5, 2017
10:00 a.m.**

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

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 10:05 A.M.

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

A. SPECIAL CALENDAR

- 1a. [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 possible 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 90,966 gross square feet) with 95 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. (ACTION ITEM)

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

(Planning Commission and Recreation and Park Commission Joint Action)

NOTE: On May 18, 2017, after hearing and closing public comment the Planning Commission and Recreation & Park Commission continued the matter to July 27, 2017 by a vote of +6 -0 (Johnson absent) and +5 -0 (McDonnell absent), respectively.

SPEAKERS: = Ella Samonsky – Staff Report
 = Jordan Harrison – Rec Park Staff Report
 + Jody Knight – Project presentation
 + Gary Gee – Design presentation
 + Raquel Redondiez – Support
 + Dennis Mumsy – Carpenter support
 + Timothy Rayoff – Support
 + Joy Ng – Affordable housing, small business opportunities
 + Corey Smith – Support
 + Carla Lovell – Support
 + Heather Phillips – Support
 + Misha Olivas – Support, Prop K revision
 + David Woo- Support letter

ACTION: Raised Cumulative Shadow Limit
 AYES: Hillis, Fong, Koppel, Melgar, Moore
 ABSENT: Johnson, Richards
 MOTION: 20007

- 1b. [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 recommending to the Planning Commission regarding whether or not the new shadow cast by the proposed project at 301 6th Street will 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 90,966 gross square feet) with 95 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. (ACTION ITEM)
(Recreation and Park Commission Action Only)
NOTE: On May 18, 2017, after hearing and closing public comment the Recreation & Park Commission continued the matter to July 27, 2017 by a vote of +5 -0 (McDonnell absent).

SPEAKERS: Same as Item 1a.

ACTION: Adopted a Resolution Recommending the Project shadow would not have a significant adverse impact
AYES: Rec/Park Action Only

- 1c. [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 95 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 85-X Height and Bulk District. (ACTION ITEM)
 Preliminary Recommendation: Adopt Findings
(Planning Commission Action Only)
NOTE: On May 18, 2017, after hearing and closing public comment the Planning Commission continued the matter to July 27, 2017 by a vote of +6 -0 (Johnson absent).

SPEAKERS: Same as Item 1a.
ACTION: Adopted Shadow Findings
AYES: Hillis, Fong, Koppel, Melgar, Moore
ABSENT: Johnson, Richards
MOTION: 20008

- 1d. [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 90,966 gross square feet) with up to 95 dwelling units, approximately 5,868 square feet of ground floor commercial space, 35 vehicle parking spaces, 96 Class 1 bicycle parking spaces and 16 Class 2 bicycle parking spaces. The proposed project includes approximately 7,600 square feet of common open space via a second floor courtyard, roof deck, and private decks and terraces. Under the LPA, the project is seeking exceptions to certain Planning Code requirements including: rear yard (Planning Code Section 134), obstructions (Planning Code 136), 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 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). (ACTION ITEM)
 Preliminary Recommendation: Approve with Conditions
(Planning Commission Action Only)
NOTE: On May 18, 2017, after hearing and closing public comment the Planning Commission continued the matter to July 27, 2017 by a vote of +6 -0 (Johnson absent).

SPEAKERS: Same as Item 1a.
ACTION: Approved with Conditions

AYES: Hillis, Fong, Koppel, Melgar, Moore
 ABSENT: Johnson, Richards
 MOTION: 20009

- 2a. [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 possible 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 85 feet in height (approximately 36,188 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 45-X/85-X Height and Bulk District. (ACTION ITEM)
 Preliminary Recommendation (from Planning Department to Planning Commission): Raise Cumulative Shadow Limit
(Planning Commission and Recreation and Park Commission Joint Action)

SPEAKERS: = Ella Samonsky – Staff Report
 = Jordan Harrison – Rec Park Staff Report
 + John Goldman – Project presentation
 + Misha Olivas – Support
 + Carla Lovell – Support
 + David Woo – Support letter
 + Raquel Redondiez - Support
 ACTION: Raised Cumulative Shadow Limit
 AYES: Hillis, Fong, Koppel, Melgar, Moore
 ABSENT: Johnson, Richards
 MOTION: 20010

- 2b. [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 recommending to the Planning Commission regarding whether or not the new shadow cast by the proposed project at 980 Folsom Street will 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 85 feet in height (approximately 36,188 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 45-X/85-X Height and Bulk District. (ACTION ITEM)

(Recreation and Park Commission Action Only)

SPEAKERS: Same as Item 2a.

ACTION: Adopted a Resolution Recommending the Project shadow would not have a significant adverse impact

AYES: Rec/Park Action Only

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. PLEASE SEE THE PLANNING COMMISSION AGENDA FOR MORE INFORMATION.

2c. [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 (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 85 feet in height (approximately 36,188 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 45X/85-X Height and Bulk District. (ACTION ITEM)

Preliminary Recommendation: Adopt Findings

(Planning Commission Action Only)

SPEAKERS: Same as Item 2a.

ACTION: Adopted Shadow Findings

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

ABSENT: Johnson

MOTION: 20011

2d. [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 85 feet in height (approximately 36,188 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) street frontage (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 45-X/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). (ACTION ITEM)

Preliminary Recommendation: Approve with Conditions
(Planning Commission Action Only)

SPEAKERS: Same as Item 2a.
ACTION: Raised Cumulative Shadow Limit
AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
ABSENT: Johnson
MOTION: 20012

ADJOURNMENT - 11:09 A.M.