

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, August 8, 2013
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:04 PM.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Omar Masry, Scott Edmonson, Don Lewis, Ben Fu, Corey Teague, Sharon Lai, Sharon Young, Sara Vellve, and Jonas P. Ionin - Acting Commission Secretary.

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. 2012.0564C (O. MASRY: (415) 575-9116)
1 RICHARDSON AVENUE – along the west side of Richardson Avenue between Lombard and Chestnut streets, Lot 007 in Assessor's Block 0934 – **Request for Conditional Use Authorization** under Planning Code Sections 712.83 and 303 for a wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility would consist of eight panel antennas and related electronic equipment mounted on the roof of the existing hotel. Antennas would be placed at two locations, with six antennas screened from view by a faux enclosure designed to mimic a part of the hotel, and two antennas located in faux roof vents. The facility is proposed on a Location Preference 3 Site (Industrial or Commercial Structures) within an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning, and 40-X Height and Bulk Districts. Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to September 19, 2013)

SPEAKERS: None

ACTION: Continued as proposed
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya

2. 2012.0648C (O. MASRY: (415) 575-9116)
725 TARAVAL STREET - on the south side of Taraval Street between 17th and 18th Avenues, Lot 052 in Assessor's Block 2408 - **Request for Conditional Use Authorization** under Planning Code Sections 711.83 and 303 for a wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility would consist of nine panel antennas and related electronic equipment mounted on the roof of the existing building. Antennas would be screened from view by two faux rooftop penthouse structures, which would be painted and textured to match the existing building. The facility is proposed at a Location Preference 5 Site (Mixed Use Buildings in High Density Districts) within a NC-2 (Neighborhood Commercial, Small Scale) Zoning, Taraval Street Restaurant Subdistrict, and 40-X Height and Bulk Districts.
 Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to September 19, 2013)

SPEAKERS: None
 ACTION: Continued as proposed
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya

3. 2011.0544C (O. MASRY: (415) 575-9116)
1700 UNION STREET - at the northwest corner of Union and Gough Street, Lot 002A in Assessor's Block 0529 - **Request for Conditional Use Authorization** under Planning Code Sections 725.83 and 303 for a wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility would consist of three panel antennas and related electronic equipment. Two antennas would be façade mounted and screened with a fiberglass panel painted to match the building. The third antenna would be housed in a faux roof vent. Electronic equipment would be roof mounted and screened from view. The facility is proposed at a Location Preference 6 Site (Individual Neighborhood Commercial District) within the Union Street Neighborhood Commercial Zoning, and 40-X Height and Bulk Districts.
 Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to September 19, 2013)

SPEAKERS: None
 ACTION: Continued as proposed
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will 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

4. [2012.1400C](#) (O. MASRY: (415) 575-9116)
725 GREENWICH STREET - at the southwest corner of Greenwich Street and Via Bufano, Lot 030 in Assessor's Block 0090 - **Request for Conditional Use Authorization** under Planning Code Sections 722.83 and 303 for a wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility would consist of nine panel antennas and related electronic equipment. Three antennas would be roof mounted and screened with a fiberglass panel painted to match the building. Three antennas would be housed within faux roof vents, and three additional antennas would be roof mounted, with shrouds placed on the rear of each antenna, in order to screen cabling from view. The facility is proposed at a Location Preference 6

Site (Individual Neighborhood Commercial District) within the North Beach Neighborhood Commercial Zoning, and 40-X Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18941

5. [2012.1370C](#) (O. MASRY: (415) 575-9116)
1400 HAIGHT STREET – at the northwest corner of Haight Street and Masonic Avenue, Lot 004 in Assessor's Block 1232 - **Request for Conditional Use Authorization** under Planning Code Sections 719.83 and 303 for a wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility would consist of twelve panel antennas and related electronic equipment mounted on the roof of the existing building. Antennas would be visible, but partially screened to minimize the appearance of cabling, and then painted to match the existing building. The facility is proposed at a Location Preference 6 Site (Individual Neighborhood Commercial District; [NCD]) within the Haight Street Neighborhood Commercial Zoning, Haight Street Alcohol Restricted Use, Fringe Financial Services Restricted Use, and 40-X Height and Bulk Districts.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18942

6. [2013.0440C](#) (O. MASRY: (415) 575-9116)
5411 GEARY BOULEVARD - along the south side of Geary Boulevard between 18th and 19th Avenues, Lot 035 in Assessor's Block 1526 - **Request for Conditional Use Authorization** under Planning Code Sections 712.83 and 303 for the installation of a wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility would consist of nine panel antennas mounted in the existing rooftop penthouse, and related electronic equipment located on the rooftop. Electronic equipment would be screened from off-site view by the existing parapet wall. Antennas would be screened by replacement walls surrounding the penthouse, and consisting of faux fiberglass panel walls painted and textured to match the existing building. The facility is proposed on a Location Preference 3 Site (Commercial Structure) within an NC-3 (Neighborhood Commercial – Moderate Scale) Zoning, Geary Boulevard Fast Food Restricted Use, and 40-X Height and Bulk districts.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18943

C. COMMISSION MATTERS

7. Consideration of Adoption:
 • [Draft Minutes for July 25, 2013](#)

SPEAKERS: None
 ACTION: Adopted
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

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 Moore:

I would like to make a comment regarding roof top mounted wireless equipment and that is not in relation to anything that we just approved on consent, but I have generally expressed my concern that I would like the Department to start developing, and this is basically my experience, other criteria, which deal with visual impacts as they all collectively impact roof scape or how we look at roofs and buildings in San Francisco and I am particularly concerned, when there are additions of massive parapets and roof screen structures that alters the expression of the building. And I would like to just kind of start it as a discussion and see the Department engage in considerations, which they believe help guide this Commission to make equitable decisions of approval or denial.

Commissioner Antonini:

A couple of things, first of all thanks to Commissioner Moore who brought in an article today from the Chronicle, and it announces the good news that the Pied Piper Painting is going, Maxfield Parrish's famous painting, is going back behind the bar at the Pied Piper Bar appropriately as of August 22nd at 6 P.M., so I think that a lot of the credit has to do with the public's outcry when it was initially taken down and they said that it was going to be sold and that quickly changed to it is going to be touched up and brought back, so I think that was very good news. I have a question regarding projects on Piers 30 and 32. I believe we are supposed to be seeing the draft EIR in January and that is what I have heard.

Director Rahaim:

That is the current scheduling.

Commissioner Antonini:

Because there was an article, I think was John King article that questioned the timing of the project moving forward and I never heard that anything had been delayed as far as the EIR was concerned, and it seemed like it has been the date that I fully served that we were supposed to be considering it and so I am not sure what else he may be speaking to in the article.

Director Rahaim:

I am not sure.

Commissioner Antonini:

But we do have that calendared at least for now. Otherwise, the Secretary Search Subcommittee continues to meet and will meet again on the 11th of September.

Commissioner Sugaya:

I ran into former Commissioner Bill Lee, yesterday, and he reminded me that I promised that I would do something about the Academy of Art buses, I promised his wife, and so I thought about it and so could we get a status report on the future a memo or something?

Director Rahaim:

On buses in general?

Commissioner Sugaya:

No just, on the Academy.

Commissioner Borden:

There was an article in the Business Times about the Transbay Park and now that the Boston Properties is in and I forget who the other... I can't remember the other project sponsor there and it is not and it is refusing to pay for the park and I understood in our hearings when we asked the questions about it and the maintenance of the park would be under their jurisdiction and so I would like to find out what is going on, and I know there must be continuing negotiations. I really do feel at hearing it was represented that they would be taking care of that park and I am frustrated to hear that there is dispute about it now.

Commissioner Moore:

Buses! Commissioner Sugaya's comment triggered an ongoing frustration that particularly at this time of the year where you have rogue additional tourist buses disguised as ships or whatever they are, make it almost impossible for really using transit and I am all for tourists not driving their own cars, but there has to be a way, by which, it all works together. And I do not want to sing aloud the bus, which Commissioner Sugaya mentioned, but that bus continues if I will be traffic control officer I would have my book out literally every five minutes for parking in no parking zones. And letting the motor idle more than the required or allowed three or six minutes, and the list goes on. The latest one I saw is in front of Saint Mary's Cathedral on California, where I did not know what that bus was supposed to do there, and no bus is supposed to be there because there is no loading zone and it was just standing there, so I don't want to get into too many details because I walk that area continuously and it is absolutely out of control.

D. DEPARTMENT MATTERS

9. [Director's Announcements](#)

Director Rahaim:

Commissioners just a couple of notes to make, regarding Commissioner Moore, your comment about the guidelines, Jeff Joslin, who is the Director of Current Planning is actually taking a fresh look at all of the Department's guidelines right now and we are looking at the Residential Design Guidelines as well as guidelines for the commercial districts and so I am hoping that the roof top equipment, I will make sure that the rooftop equipment is part of that whole discussion of guidelines and I know and you and other Commissioners have raised that before. Secondly, I just wanted to remind you all about and it's in your written Director's report today about the map of the CEQA exempt project that is now available on our website. This was a result of the recent discussion that you had here, as well as, with the Board of Supervisors on the new CEQA legislation and the map is now intended to very easily, map based GIS based system, you are able to click on projects and get, and find out the exemptions that are issued in any particular week and that actually refers you and links you to the actual exemption, and so that is available on the website, right now. And we are glad to have improved that service from what it was before, which was not very user friendly, that concludes my presentation, thank you.

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

BOARD OF SUPERVISORS:

No Report

BOARD OF APPEALS:

No Report

HISTORIC PRESERVATION COMMISSION:

The Board of Historic Preservation did meet yesterday. Here to share with you a couple of items from yesterday's Commission hearing. The Port Authority provided an informational overview of the proposed development and rehabilitation of Pier 70, in Crane Cove Park. This is just, the presentation was just to bring the HPC up to speed on the status of those developments and they offered to come back periodically to give further updates on those projects as they move forward. There were two Certificates of Appropriateness of note that I wanted to share with you. One was the commission approved 5-2, a Certificate of Appropriateness for 722 Montgomery Street, these are the Belli Buildings, as you know they have been in a partial state of demolition for almost a quarter of a century. Prior to the vote by the Commission, there was a good deal of discussion about a rear brick wall on Hotaling Place where the brick had been removed as part of a previous Certificate of Appropriateness. The intent of the project was always to reinstall that brick, but through bankruptcy proceedings, the storage facility that was holding on to the brick either lost the brick or sold the brick to another party. And so there were some disputes about the location of this brick and finally the Commission decided just to vote on it and move on to get this building back into working order. So the Commission did approve the project per the staff's recommendations 5-2. The other item was a Certificate of Appropriateness for 320 Judah Street, as you know this is the Doelger Sales Office building that was recently designated as part of the Department and the HPC's Landmark Designation Work Program. The new owners, are committed to a full restoration to the building and we have already issued a few administrative level Certificates of Appropriateness, but during that work it was discovered there is extensive termite and water damage and so they have to greatly expand the work, the Commission over all was pleased with the direction the work was going and project sponsor is committed to working with the staff to make sure that the building is restored back to its 1940s period of significance. Finally, the HPC adjourned in memory of Alice Carey and there were a number of folks from the public that spoke about Alice's contributions to historic preservation, planning, architecture and her mentorship, Commissioner Sugaya was also there and expressed some kind of remarks for Alice, as you know, Alice Carey was also a former member of the Landmarks Preservation Advisory Board and also served as Board President.

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: John Elberling, TODCO Group – 333 Brannan, Eastern Neighborhoods open space

F. REGULAR CALENDAR

1. (J. IONIN: (415) 558-6309)
RECREATION AND PARKS PIPELINE PROJECTS - An **Informational presentation** from Recreation and Parks Department Staff regarding pipeline projects.
 Preliminary Recommendation: None - Informational

SPEAKERS: None
 ACTION: None – Informational

12. (S. EDMONDSON: (415) 575-6818)
DOWNTOWN PLAN ANNUAL MONITORING REPORT 2012 - **Informational presentation** - Chapter 10E of the San Francisco Administrative Code requires the Planning Department to complete annual reports to measure development trends in the Downtown against the goals of the Downtown Plan of the San Francisco General Plan. The report discusses employment and development trends, transportation, housing, fiscal revenues and other topics pertaining to the Downtown C-3 district for 2012. This is an informational item only, no action is necessary. The report is available for the public at the Planning Department and can be downloaded from the website at: http://www.sf-planning.org/ftp/files/Citywide/Downtown_Annual_Report_2012.pdf
 Preliminary Recommendation: None – Informational

SPEAKERS: Sue Hestor – Housing needs identified in Downtown Plan
 ACTION: None - Informational

- 13a. [2011.0430E](#) (D. LEWIS: (415) 575-9095)
480 POTRERO AVENUE - northwest corner of Potrero Avenue and Mariposa Street; Lot 2C in Assessor's Block 3973 - **Appeal of a Preliminary Mitigated Negative Declaration** - The proposed project involves construction of a six-story, 58-foot-tall, residential building approximately 89,600 square feet in size on a vacant lot. The building would contain 77 residential units and 47 parking spaces in a one-level basement parking garage accessed from Mariposa Street. The subject property is located within the UMU (Urban Mixed Use) District and 58-X Height and Bulk Designation.
 Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration
 (Continued from Regular Meeting of July 18, 2013)
NOTE: On July 18, 2013, after Closing Public Comment and a Motion to uphold the PMND failed, the Commission continued the item to August 8, 2013 by a vote of +5 -0 (Fong, Hillis absent).

SPEAKERS: + Reza – Project response to original hearing
 + Brad Terrell – Project redesign
 + Robert Polland – Uphold PMND
 + Adrian Simi, Carpenters 22 – Union Jobs
 - Juan Hiyo – EIR, comply with plan. Mariposa Housing did not receive notice
 - Dean Dinelli, President Verdi Club – Opposed to development
 - Olga Kist – Proper CEQA review
 - Soo Jing Wong – Shadows
 - Adam Rengel – Sound
 - For Mary Eliza
 - Robin Tomich – Compatible in-fill housing
 - Jean Bogeadas – Open space, rear yard
 - Mica Rengel – Slopes, serpentine de novo environmental review
 - Nicole Johnson – Proper notice
 - Diane Rengel – Notification incomplete
 - Sue Hestor - Posting

ACTION: Upheld the PMND
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore
 NAYES: Sugaya
 MOTION: 18944

- 13b. [2011.0430XE](#) (B. FU: (415) 558-6613)
480 POTRERO AVENUE - northwest corner of Mariposa Street and Potrero Avenue, Lot 002C in Assessor's Block 3973 - **Request for Large Project Authorization** and exceptions under Planning Code Section 329 for (1) rear yard, (2) dwelling unit exposure and (3) street frontage for the proposed construction of a new six-story, 58-foot building consisting of up to 77 dwelling units, approximately 970 square feet of ground floor retail, and parking for up to 47 spaces. The subject property is located within the UMU (Urban Mixed Use) District and 58-X Height and Bulk Designation. The approval also includes adopting findings under the California Environmental Quality Act.
 Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of July 18, 2013)
NOTE: On July 18, 2013, after Closing Public Comment, the Commission continued the item to August 8, 2013 by a vote of +5 -0 (Fong, Hillis absent).

SPEAKERS: + Reza – Project response to original hearing
 + Brad Terrell – Project redesign
 + Robert Polland – Uphold PMND

- + Adrian Simi, Carpenters 22 – Union Jobs
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- Adam Rengel – Sound
- For Mary Eliza –
- Robin Tomich – Compatible in-fill housing
- Jean Bogeadas – Open space, rear yard
- Mica Rengel – Slopes, serpentine de novo environmental review
- Nicole Johnson – Proper notice
- Diane Rengel – Notification incomplete
- Sue Hestor - Posting

ACTION: Approved with Conditions as amended to include:

1. Project Sponsor erect a temporary protective barrier between the Project and the Verdi Club property;
2. Training for construction workers and operators of heavy machinery on the significance of the Verdi Club;
3. A historic architect and structural engineer to establish a baseline from which to evaluate any future impacts from the construction on the Verdi Club to be submitted to Preservation staff for review; and Mitigate any access issues to the Verdi Club during construction.

AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18945

14. [2005.0408X](#) (C. TEAGUE: (415) 575-9081)
2290 3RD STREET – northwest corner of 3rd Street and 20th Street; Lot 009 in Assessor's Block 4059 - **Request for Large Project Authorization**, pursuant to Planning Code Section 134(f) and 329 to demolish the existing commercial building and parking lot and construct a 6-story, 68-foot tall mixed use building containing 71 dwelling units, approximately 1,700 square feet of ground floor retail space, and up to 48 residential parking spaces, and requesting a modification to the rear yard requirements of Planning Code Section 134, within the UMU (Urban Mixed Use) Zoning District, the Life Science and Medical Special Use District, and 68-X Height and Bulk District.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Michael Yarne, Project representative – Project description
 + Owen Kennerly, Project Architect – Project design
 + Sheryl Roga – Appropriate development
 + John Warner – Support the project
 + Lauren Sagan – Support the project
 = Drew Anderson – Blighted area across from the project
 = Sue Hestor – On-site inclusionary housing, condition of approval

ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18946

15. [2013.0530C](#) (S. LAI: (41) 575-9087)
1301 VAN NESS AVENUE - west side, between Fern and Sutter Streets, Lot 002 in Assessor's Block 0671 - **Request for Conditional Use Authorization** under Planning Code Sections 209.8, 303 and 703.3, and 703.4, to expand an existing formula retail establishment (d.b.a. BevMo!) into the adjacent vacant commercial space, in excess of 6,000 gross square feet, within a RC-4 (Residential-Commercial Combined, Medium Density) District, the Van Ness SUD (Special Use District) and 130-V Height and Bulk District.
 Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting July 15, 2013)

SPEAKERS: + Katherin Rocheber, Aide to Sup Chiu
+ Greg Endum, BevMo Rep. – Project description
ACTION: Approved with Conditions
AYES: Fong, Wu, Borden, Hillis, Moore, Sugaya
ABSENT: Antonini
MOTION: 18947

16. [2013.0434D](#) (S. YOUNG: (415) 558-6346)
1855-1857 GREENWICH STREET - south side of Greenwich Street between Laguna and Octavia Streets; Lot 038 in Assessor's Block 0519 - **Mandatory Discretionary Review** pursuant to Planning Code Section 317, requiring the review of Loss of Residential Units Through Merger, of Building Permit Application No. 2013.04.10.4198 proposing to merge residential units, changing the building's unit count from two units to one unit within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and Disapprove

(Continued from Regular Meeting of July 11, 2013)

NOTE: On July 11, 2013, after Closing Public Comment, the Commission continued the item to August 8, 2013 by a vote of +4 -1 (Antonini against; Borden, Hillis absent).

SPEAKERS: + Daughter of Project Sponsor
ACTION: Took DR and Disapproved the Merger
AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
DRA: 0331

4:00 PM

17. [2013.0128C](#) (S. VELLVE: (415) 558-6263)
2460 LOMBARD STREET (A.K.A. 2444 LOMBARD STREET) – north side, between Divisadero and Scott Streets, Lot 014 in Assessor's Block 0936 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 703.3 and 303 to allow a Formula Retail Use (d.b.a. Pet Food Express) in a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District. The approximately 7,000 square foot pet supply store, which would include a pet wash component, would also include an accessory cat adoption facility, to be operated by Pets Unlimited. The building was previously occupied by a Blockbuster Video Store.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Michael Levy, Owner – Project description
+ Sally Wertman, Pets Unlimited – 24 hrs. Veterinary Center
+ Dennis Connelly, Consultant – Economic Study
+ Jim Moore, Pet Food ___ - Community outreach, pedestrian traffic
+ Ferris Verdant – vacant store front
+ Jay Tobin – Exemplary retailer in SF
+ Harold Hugasian – Support business in SF not big box
+ J.T. Collins – Shop owner, Lombard Street corridor has reduced foot traffic
+ Charles Vein – Look forward to PFE cleaning up the area
+ Mike Murray – Rescue community
+ Louise Tulley – Non-profit pet rescue
+ Michael Hon – Great addition
+ Aliah Morwon – Current condition of Lombard St.
+ Anne Gardner – Stores can co-exist
+ Liz Farmer – Res___ Coordinator

- + Linda Lesley – Veterinary clinics
- + Elm Rocket – Bay Woof support small business – rescue organization
- + Erika Ortega – Lombard St. location benefit SF
- + Will Santana – Affordable limited vet service
- + (F) Speaker – parking lot
- + Ivan Valencia – business sponsorship
- + Andrei Chandra – I print and mail local vendors
- + Erick Messer-Smith – vacancies, urine
- + Gale Lovetska – Doggy pageant and parade
- + John Daniel – Dog rescue, rocket dog
- + Ivan Chansley – Adoption efforts. Customer services
- + Susan Frye – Loyalty to shops and businesses
- + Maria Piazza – Dog owner w/no car, pet wash, vaccination
- + Martin Beresford – Free enterprise, fair competition
- + Barry Leonard – Friendly competition
- + (F) Speaker – Animal welfare advocacy, earthquake preparedness
- + Leia Prances – Letter from SF SPCA
- + Torrey Patton – Improve Lombard corridor
- + Earl Atkins – Marina Times misrepresentation
- + Marianna Zuko Thompson – Chestnut St., community connector, jobs
- + Othello Odello – Lombard neglect, 23 vacancies, change on Lombard
- + Ron Lee – Good Company, rescue operations
- + Hanley Chan – Bayview, good for small business, good for SF
- + Jim Hein – Supporter
- + Michael Chan – Vacant storefront
- + Patty Stanton – Cat adoption center. Good company
- + Scott Turner – Retail duplicity
- + Shawn Kennan – Competition is healthy
- + Celia Schuman – Benefit to City
- + Cheryl Lan – Threats, MCA
- + Arlene Siene – 1,000's animal lives saved
- + Luke O'Brian – On balance, compelling argument
- Ariel Kelly, Marina Community Association – Organized opposition
- Nick Davidson, MMA
- Keith Gerdano, - 703.3
- Bobby Wise – Impact on independent pet stores
- Susan Landy, Animal _____
- Evan Goldman – Previous pet food express, denial
- Patricia Wade – Not a good fit, enough mom & pops stores
- Sharon Hufky – Supports small pet food stores
- Maria Miller - ___ unique character of SF neighborhoods
- Alan McCarthy – Loss of small _____
- (F) Speaker – Advertising
- Tricia Ensigney – Choice of pet food supply stores
- Lisa Erickson – In favor of the existing character of the neighborhood
- Tony Chrisantes – Locally owned business
- Brenda Baxter –
- Lynette Cassollini – Lombard Pet Hospital
- Raley DeFelt – Closed business, vacant storefronts
- Lynette Spiegel – Small business make SF charming
- Jonathan Parsons – 2009 decision
- Jennifer Paris – Necessary and desirable
- Richard Shue – Oppose chain stores
- Lisa Friedman – Not necessary or desirable

- John Todge – Pet food domination
- Warren Spiegel – Blighted property
- Marla Lancelotti – No big chain
- Mark Prissipi – Threat to small businesses, more opposition
- Ann Tione – Changes the character of the neighborhood
- Kelly Hilton – Unique neighborhood
- Amy Bird – Diversity and character
- Natalie Rogers – Customer service
- Daniel Christiansen – City life vs. suburban life community
- Chris Jones – Support small businesses
- Mary Smith – Community spirit
- Sarah Yun – Existing store is very good, do not need one on Lombard
- Christine Hong – Tradition of mall independent businesses
- Sylvia Berganoro – Maintain diversity
- (F) Speaker – No value in PFE in the Marina
- Eric Cribbs – Well served by current pet stores
- Megan Johnson – Cookie cutter
- Patricia Vaughey – Misrepresentation
- Steven Cordell – Formula retail use
- = Victor Lim, Aide to Supervisor Mar – Formula Retail
- = Michael Williams – Cow Hollow projects
- = Henry Kanilowicz -

ACTION: Adopted a Motion of Intent to Disapprove and Continued to September 12, 2013
AYES: Fong, Wu, Borden, Hillis, Moore, Sugaya
NAYES: Antonini

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 – Lombard Master Plan
 (F) Speaker – Compassion toward animals

ADJOURNMENT 8:00 P.M.