

# 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, December 19, 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: 11 P.M.**

**STAFF IN ATTENDANCE:** John Rahaim – Planning Director, Elizabeth Watty, Diego Sanchez, Erika Jackson, Christina LaMorena, Jeff Speirs, Eiliesh Tuffy, Rich Sucre, Timothy Johnston, Michael Smith, Sara Vellve, Sharon Lai, Kate Conner, and Jonas P. Ionin – 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. 2013.0544B (R. SUCRÉ: (415) 575-9108)  
410 TOWNSEND STREET - located between 5<sup>th</sup> and 6<sup>th</sup> Streets, Lot 002A in Assessor's Block 3785 - **Request for an Office Development Authorization**, pursuant to Planning Code Sections 321 and 845.66, for approximately 70,070 gsf of office use from the Office Development Annual Limit. The subject property is located within the WMUO (Western SoMa Mixed-Use Office) Zoning District, and 65-X/85-X Height and Bulk District.  
Preliminary Recommendation: Pending  
**(Proposed for Continuance to January 16, 2014)**

**SPEAKERS:** None

ACTION: Continued to January 16, 2014)  
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya  
 ABSENT: Hillis

- 2a. 2009.1074CEKV (G. CABREROS: (415) 558-6169)  
1433 BUSH STREET - south side of Bush Street between Van Ness Avenue and Polk Street;  
 Lot 024 in Assessor's Block 0670 - **Request for Conditional Use Authorization**, pursuant to  
 Planning Code Sections 209.8, 253, 271 and 303 to allow an automotive rental use, the  
 new construction of a building over 50 feet in height in an RC District and exceptions from  
 the bulk limits prescribed by the V Bulk District. The project proposes demolition of an  
 existing one-story commercial building containing an automotive rental use and new  
 construction of a 115-foot tall, 10-story mixed-use building containing 32 dwelling units,  
 26 residential parking spaces and a ground floor commercial space to contain an  
 automotive rental use within a RC-4 (Residential, Commercial Combined, High Density)  
 Zoning District, the Van Ness Avenue Special Use District, the Van Ness Automotive Special  
 Use District, and 130-V Height and Bulk District.  
 Preliminary Recommendation: Approve with Conditions  
 (Continued from Regular Meeting of September 19, 2013)  
**NOTE: On September 19, 2019, after public hearing and closing public comment, the  
 Commission continued the matter to December 19, 2013 by a vote +7 -0.  
 (Proposed for Indefinite Continuance)**

SPEAKERS: None  
 ACTION: Continued Indefinitely  
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya  
 ABSENT: Hillis

- 2b. 2009.1074CEKV (G. CABREROS: (415) 558-6169)  
1433 BUSH STREET - south side of Bush Street between Van Ness Avenue and Polk Street;  
 Lot 024 in Assessor's Block 0670 - **Request for Variances** from Planning Code Sections 134  
 and 145.1, which require a 25-percent rear yard at all residential levels and establish street  
 frontage requirements in the RC District, including limitations to the total width of parking  
 entrances along a street frontage and requirements that parking be set back 25 feet at the  
 ground floor and 15 feet at the second floor from any street frontage. The project site is  
 located on a through lot with frontage on Bush and Fern Streets. The project proposes  
 new construction of a 115-foot tall, 10-story mixed-use building with a courtyard at all  
 residential levels and the re-establishment of an automotive rental use at the ground floor  
 within a RC-4 (Residential, Commercial Combined, High Density) Zoning District, the Van  
 Ness Avenue Special Use District, the Van Ness Automotive Special Use District, and 130-V  
 Height and Bulk District.  
 (Continued from Regular Meeting of September 19, 2013)  
**NOTE: After public hearing and closing public comment, The Zoning Administrator  
 continued the matter to December 19, 2013.  
 (Proposed for Indefinite Continuance)**

SPEAKERS: None  
 ACTION: Continued Indefinitely  
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya  
 ABSENT: Hillis

## SPEAKERS ON THE CONTINUANCES:

+ Richard Drury – Continuance of Item 17.

## 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

3. [2013.0863C](#) (D. SÁNCHEZ: (415) 575-9082)  
1 ENTERPRISE STREET - north side, east of Folsom Street; Lot 018 in Assessor's Block 3572 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 179.1, 215 and 303 to establish, per Letter of Legitimization dated May 14, 2013, an 1,800 square foot single family dwelling on the second and third floors within a three-story mixed use building within a PDR-1-G (Production, Distribution, Repair - General) Zoning District and 58-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: Approved with Conditions  
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya  
 ABSENT: Hillis  
 MOTION: 19044

4. [2013.1492Q](#) (E. JACKSON: (415) 558-6363)  
25-29 CAMP STREET - south side, between Albion and Guerrero Streets, Lot 050 in Assessor's Block 3568 - **Request for Condominium Conversion Subdivision** to convert a three-story, six-unit building into residential condominiums within a RTO-M (Residential, Transit-Oriented, Mission) Zoning District, and 45-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

SPEAKERS: None  
 ACTION: Approved  
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya  
 ABSENT: Hillis  
 MOTION: 19045

5. [2013.1567Q](#) (C. LAMORENA: (415) 575-9085)  
2715-2719 SACRAMENTO STREET - south side of Sacramento Street between Scott and Pierce Streets; Lot 015 in Assessor's Block 0633 – **Request for Condominium Conversion Subdivision** to convert a three-story over garage, five-unit building into residential condominiums within a RH-2 (Residential, House, Two-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.

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

SPEAKERS: None  
 ACTION: Approved  
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya  
 ABSENT: Hillis  
 MOTION: 19046

6. [2013.1456C](#) (J. SPEIRS: (415) 575-9106)  
3104 24<sup>TH</sup> STREET - located on the north side between Shotwell Street and Folsom Street; Lot 068 in Assessor's Block 3641 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 727.44 and 303 to convert 800 square feet of existing Limited-Restaurant use at the ground floor to Restaurant at the subject property, dba "The Pizza Shop." Subject property is located within the 24<sup>th</sup> Street - Mission Neighborhood Commercial Transit Zoning District, Mission Alcoholic Special Use Subdistrict, and 55-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. 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: Approved with Conditions  
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya  
 ABSENT: Hillis  
 MOTION: 19047

7. [2013.1613C](#) (E. TUFFY: (415) 575-9191)  
2200 MARKET STREET - north side, between 15<sup>th</sup> and 16<sup>th</sup> Streets; Lot 001 in Assessor's Block 3560 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 733.44, 790.91, 790.142 and 303, to establish a new restaurant, dba "Bandidos" with a Type 47 liquor license on the ground floor of a five-story mixed use building within the Upper Market NCT (Neighborhood Commercial Transit District) and 40-X and 60/65-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: Approved with Conditions  
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya  
 ABSENT: Hillis  
 MOTION: 19048

8. [2013.0493B](#) (R. SUCRÉ: (415) 575-9108)  
850-870 BRANNAN STREET (AKA 888 BRANNAN STREET) - located at the northeast corner of Brannan and 8<sup>th</sup> Streets, Lot 006, 007, 007A, 072 in Assessor's Block 3780 - **Request for an Office Development Authorization** under Planning Code Sections 321, 803.9(c) and 843.65 for an allocation of an additional 10,000 gsf of office use on the ground floor, thus resulting

in a total office allocation of 267,243 gsf within the UMU (Urban Mixed-Use) Zoning District and 68-X Height and Bulk District. Currently, the subject property received Office Development Authorizations for 257,243 gsf of office use, per Planning Commission Motions Nos. 18095 and 18527. 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: Approved with Conditions  
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya  
 ABSENT: Hillis  
 MOTION: 19049

## C. COMMISSION MATTERS

### 9. Consideration of Adoption:

- [Draft Minutes for December 5, 2013](#)

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

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.

### 10. 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:

The first item is, that I am scheduled to undergo a surgical procedure in January, on the 16<sup>th</sup>, which means I will not be in attendance on that particular day, and there is a chance I may not be here on the 23<sup>rd</sup>, and it would difficult to change the schedule on that procedure, so I just wanted to give adequate notice to those, who may have projects and may want me to be in attendance or want to have a full Commission for at least the 16<sup>th</sup> and possibly the 23<sup>rd</sup>. On another item, I'd like to recognize that tomorrow would be my father's one hundredth birthday and he served as a Planning Commissioner for ten years in Pleasanton and I think they did a very good job out there, if any of you have ever had the opportunity to visit that little town. They were one of the few small towns in the East Bay that was able to keep their downtown "Main Street," and while much of the businesses, as is the case in suburbia, takes place in shopping centers outside of the main street, the main street itself is still very pleasant and is a site of a lot of parades and various things and the other thing they did quite well there, is they made some good improvements over the years and

eliminated some buildings that had been built in the 50's not of the best quality and replaced them with buildings that nicely...that are in context with the more historical buildings be they masonry or be they wood framed. For those who are afraid of false historicism, I think you should take a ride out there sometime to see how nicely these buildings fit in with the actual historic buildings and you can tell which the newer ones are, but you know, it gives it a very nice appearance and it's something that people like and certainly looks better than having some starkly modern buildings sandwiched in this historic Main Street. In any case, I just wanted to recognize my father's contributions and recognize his birthday. Unfortunately, he passed away 9 years ago, but he did make it to 91 and I think he set a good example for me for what he did in service to his community.

**Commissioner Sugaya:**

Unless I missed it, there is an article in today's paper about the Waterfront Transportation Assessment Zone, if we can get an status report on that, it was in in the paper. It was something about an assessment going on - for water transportation all up and down...

**Director Rahaim:**

You mean the work that Peter albert is doing.

**Commissioner Sugaya:**

Did we hear that sometime ago?

**Director Rahaim:**

We did, but we can certainly give you and update.

**Commissioner Sugaya:**

Yes. If there's any kind of update. It's just rolling along.

**Commissioner Wu:**

Thanks, yesterday the Mayor issued a Mayoral Executive Directive, about the development and preservation of affordable housing. So, I assume at some point staff will tell us how that will be implemented within the Planning Department.

**Commissioner Moore:**

Another bright light along the same lines, we all received an e-mail from Community Housing Partnership about the opening of the Rene Cazenave Apartments, I'm sure I'm not pronouncing this correctly, Director Rahaim is chuckling, opening of a hundred-twenty unit of affordable housing in the former Transbay Redevelopment Area, designed by Leddy Maytum Stacy Architects, exceptional building originally conceived under Redevelopment, but definitely an example of what we want to do. You should click through the pictures, it is quite beautiful and I was really happy to get that news this morning.

11.

(J. IONIN: (415) 558-6309)

[PLANNING COMMISSION RULES & REGULATIONS](#) - Consideration of proposed amendments to the Commission Rules and Regulations.

Preliminary Recommendation: Adopt

**SPEAKERS:** - Sue Hestor – Availability of staff report to the public  
 - Linda Chapman – Not printable at USF Library  
 - Paul Wermer – Insufficient notice, DR pending submittal

**ACTION:** Adopted as Amended

**AYES:** Fong, Wu, Antonini, Borden, Moore Sugaya

ABSENT: Hillis

12. (J. IONIN: (415) 558-6309)  
[2014 HEARING SCHEDULE](#) - Consideration of proposed 2014 regular meeting dates and cancellations. The consideration and adoption are contingent upon the Commission adopting amended Rules & Regulations.  
 Preliminary Recommendation: Adopt

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

#### D. DEPARTMENT MATTERS

13. [Director's Announcements](#)

##### Director Rahaim:

A couple of things, you had asked a couple of weeks ago about the status of the review Environmental Impact Report of the Academy of Arts University. We are moving ahead with that and I'm planning, at your request, to schedule a date in February for an informational update. We are anticipating that the draft will be out in the summer, it is... we are making progress, we are making slower progress than I would like, but we are making progress on that EIR as we move forward. Secondly, in your packet today, I think in your packet is Annual Report for the Department from the last fiscal year. I ask you to take a look at that and if you have any questions or comments on that, I would appreciate it, staff has put together this report, I think it is, I think we are improving the format, I think it is, it highlights some of the key projects of the year, this particular report we highlighted some of the Historic Preservation work of the past year, since we declared two new Historic Districts, you, the HPC, and the Board of Supervisors, designated two new Historic Districts this past year, for the first time in many, many years. We're proud of that work. Thirdly, I wanted to give you a copy of the Mayor's Executive Directive from yesterday that does affect the Department. I just wanted to spend a couple of minutes on that, if I might. The Executive Directive is intended to prioritize the development of new housing and to protect the City's existing rental stock. It establishes a working group, that I'll talk about in a second. The group is comprised of Department heads including myself, it will be chaired by the Director of the Department of Building Inspection and will include the Fire Department, and the Rent Board, and the Mayor's Office of Housing. On an as needed basis, it will also include representatives of property owner organizations, tenant organizations and nonprofit housing organizations and staff potentially from Public Works, OCII, the PUC and the City Administrator's Office. The Directive really charges this group in doing three things. One is to make recommendations to the Mayor for City policies to preserve and promote rental housing; the second is to look at a process to expand, sorry -- the second is to expand the potential for Commission Discretionary Reviews when any loss of a unit or any displacement of a tenant is involved in a project; and the third is to act as an advisory body for municipal departments with permitting authority and as a clearing house for code compliance checks for buildings that are being withdrawn from the rental market. I'm happy to get into more details at a future hearing about this, I wanted to give you this report today. Mr. Hui as the Director of DBI has set up the first meeting in January of this working group, so as we get more involved in the details I'll report back to you. Thank you.

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

**BOARD OF SUPERVISORS:****BUDGET COMMITTEE:**

- **On Monday, the Budget Committee held a special hearing to consider 10 Mills Act Contracts.** The Historic Preservation Commission has considered recommended approval of all of the contracts to better enable preservation and upkeep of the properties. Planning staff worked closely with the Assessor's staff and the Budget Analyst to ensure the contracts could be considered by the Board before the end of the year. The Committee recommended approval to the Full Board and the Board approved the contracts at their Tuesday hearing. This provides an opportunity for the contracts to be in place for the 2014 tax year.

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**FULL BOARD OF SUPERVISORS:**

- **On Tuesday the Board passed two Ordinances introduced by Supervisor Avalos on final reading.** The two ordinances would 1) amend the criteria for the evaluation of loss of dwelling units, 2) create an opportunity to expand and alter legal nonconforming units, and 3) consolidate repetitive and similar code sections related to the loss of dwelling units by moving all criteria for evaluation into Section 317. The amended ordinances would also respond to Ellis Act evictions as follows: While the ordinance would generally expand opportunities for legal, nonconforming units, there would be a prohibition on approving the loss of dwellings through a unit merger if the unit had been the subject of a no-fault eviction. The eviction would have had to occur after 12/10/13. This prohibition would be in place for 10 years for an Ellis Act eviction and five years for an owner move-in eviction. **The vote at Tuesday's Board hearing was 11-0.**
- **The Cottage Food Ordinance was also approved on final reading.** This ordinance would amend the Planning Code to allow Cottage Food operations as an accessory use to residential units. It would also increase the allowable floor area for accessory uses from ¼ to 1/3 of the floor area and standardized accessory use controls for residential units in all zoning districts<sup>1</sup>.

**INTRODUCTIONS:**

- **131205 Production, Distribution, and Repair Zoning.** This is an ordinance will make various amendments to production, distribution and repair (or PDR) uses as well as integrated PDR uses and small enterprise workplace zoning controls. This ordinance was introduced by the Mayor, Supervisors Cohen and Campos.

Yesterday the Mayor released an Executive Directive intended to prioritize the development of new housing and to protect the City's existing rental stock. This ED established a Working Group tasked with three responsibilities. The Working Group is comprised of department heads including me and the Directors of DBI, Fire, Rent Board and Mayor's Office of Housing. On an "as needed" basis this group will also

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<sup>1</sup> A cottage food operation, unlike other types of commercial food facilities, can be operated out of a home kitchen. This commission voted on on November 21 to recommend approval to the Board. At the hearing Supervisor Chiu mentioned sponsoring an Ordinance that would create a 1-year waiver for the 1-time \$133 Cottage Food Operations referral fee to the Planning Department. The Department expressed support for such an idea, as it would allow the Department to evaluate the impact the waiver would have on our budget. So far this year, the Department reviewed 21 Cottage Food Operation referrals, for a total amount of \$2,793. Should the number of applications next year be similar to this year, the Department believes that the impact on our budget will be minimal and can be covered by our existing revenue. After that discussion, the committee sent the ordinance to the full board as a committee report with a recommendation for approval.

include a representative of a property owners organization, a tenant organization, a nonprofit housing org, another housing org and possibility staff from DPW, OCII, PUC, and CAO.

The three tasks of this group include:

1. **Making recommendations** to the Mayor for City polices and administrative actions to preserve and promote rental housing.
2. **Implementing a process** to have the Planning Commission consider Discretionary Review when a loss of housing is proposed.
3. **Serving as an advisory body** to municipal departments with permitting authority and as a clearinghouse for code compliance checks for buildings that are being withdrawn from the rental market or where the owner files a Notice of Intent to Withdraw units from the residential market.

#### **BOARD OF APPEALS:**

No Report

#### **HISTORIC PRESERVATION COMMISSION:**

No Report

#### **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. However, for items where public comment is closed this is your opportunity to address the Commission. With respect to all other 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:** Yiwen Amazigh – 3104 24<sup>th</sup> Street, noise and alcohol  
 Peter Cohen – EN 5 year mark  
 Linda Chapman – Public comment  
 Sue Hestor – Planning Commission represents the public  
 Mike Murphy – 2008.1122E, CEIR

#### **F. REGULAR CALENDAR**

15. [2008.1122E](#) (T. JOHNSTON: (415) 575-9035)  
**SAN FRANCISCO GROUNDWATER SUPPLY PROJECT - Certification of the Final Environmental Impact Report** - The San Francisco Public Utilities Commission (SFPUC) is proposing the San Francisco Groundwater Supply Project (Groundwater Supply Project), which would provide an average of up to 4 million gallons per day of groundwater to augment San Francisco's municipal water supply. All of the proposed groundwater well facilities would supply groundwater to existing reservoirs, where it would be blended with San Francisco's existing municipal water supply before distribution within the city. All project components would be located on the west side of San Francisco on land owned by the City and County of San Francisco. The well facilities would be managed by the SFPUC, including those located on land currently managed by the San Francisco Recreation and Park Department. The proposed Groundwater Supply Project is one of several projects that the SFPUC proposes to implement under the SFPUC's Water System Improvement Program to meet system objectives and service goals.  
 Preliminary Recommendation: Certify

(Continued from Regular Meeting of November 14, 2013)

SPEAKERS: Jeff Gillman, SFPUC – Project overview  
 ACTION: Certified  
 AYES: Wu, Antonini, Borden, Hillis, Moore, Sugaya  
 ABSENT: Fong  
 MOTION: 19050

- 16a. [2008.1122EPR](#) (M. SMITH: (415) 558-6322)  
SAN FRANCISCO GROUNDWATER SUPPLY PROJECT - Lot 001 in Assessor's Block 1700 and lot 004 in Assessor's Block 7283 - **Consideration of Adoption of Findings under the California Environmental Quality Act** for the San Francisco Public Utilities Commission (SFPUC) San Francisco Groundwater Supply Project (Groundwater Supply Project). The proposed project involves new groundwater well facilities that would be managed by the SFPUC, including those located on land currently managed by the San Francisco Recreation and Park Department. All sites would be located on the west side of San Francisco on land owned by the City and County of San Francisco within a P (Public) Zoning District and an OS (Open Space) Height and Bulk District.  
 Preliminary Recommendation: Approve

SPEAKERS: None  
 ACTION: Approved  
 AYES: Wu, Antonini, Borden, Hillis, Moore, Sugaya  
 ABSENT: Fong  
 MOTION: 19051

- 16b. [2008.1122EPR](#) (M. SMITH (415) 558-6322)  
SAN FRANCISCO GROUNDWATER SUPPLY PROJECT - Lot 001 in Assessor's Block 1700 and lot 004 in Assessor's Block 7283 - **Consideration of General Plan Referral** pursuant to Section 4.105 of the Charter and Section 2A.53 of the Administrative Code of the City and County of San Francisco, and making Planning Code Section 101.1(b) findings recommending General Plan conformity findings for the San Francisco Public Utilities Commission (SFPUC) San Francisco Groundwater Supply Project (Groundwater Supply Project). The proposed project involves new groundwater well facilities that would be managed by the SFPUC, including those located on land currently managed by the San Francisco Recreation and Park Department. All sites would be located on the west side of San Francisco on land owned by the City and County of San Francisco within a P (Public) Zoning District and OS (Open Space) Height and Bulk District.  
 Preliminary Recommendation: Adopt a Resolution finding the project, on balance, in conformity with the General Plan.

SPEAKERS: None  
 ACTION: Adopted  
 AYES: Wu, Antonini, Borden, Hillis, Moore, Sugaya  
 ABSENT: Fong  
 MOTION: 19052

- 16c. [2008.1122EPR](#) (M. SMITH (415) 558-6322)  
SAN FRANCISCO GROUNDWATER SUPPLY PROJECT - Lot 001 in Assessor's Block 1700 and lot 004 in Assessor's Block 7283 - **Request for Coastal Zone Permit Authorization** pursuant

to Section 330 of the Planning Code - The San Francisco Public Utilities Commission (SFPUC) is proposing the San Francisco Groundwater Supply Project (Groundwater Supply Project), which would provide an average of up to 4 million gallons per day of groundwater to augment San Francisco's municipal water supply. All of the proposed groundwater well facilities would supply groundwater to existing reservoirs, where it would be blended with San Francisco's existing municipal water supply before distribution within the city. All project components would be located on the west side of San Francisco on land owned by the City and County of San Francisco. Three of the sites (two at the west end of Golden Gate Park and one at Lake Merced) are located within the Coastal Zone and require the Planning Commission to adopt findings per Planning Code Section 330.5.2, that the project is consistent or not consistent with the Western Shoreline Area Plan (Local Coastal Program) of the City's General Plan. The well facilities would be managed by the SFPUC, including those located on land currently managed by the San Francisco Recreation and Park Department. The proposed Groundwater Supply Project is one of several projects that the SFPUC proposes to implement under the SFPUC's Water System Improvement Program to meet system objectives and service goals. The three proposed project sites are located within the Coastal Zone, per Zoning Map Sheet CZ13 and CZ5, the P (Public) Zoning District and the OS (Open Space) Height and Bulk District. The Planning Commission's action on the Coastal Zone Permit is appealable to the California Coastal Commission pursuant to California Public Resources Code Section 30603(a)(5) because the Groundwater Supply Project is a major public works project.  
Preliminary Recommendation: Approve Coastal Zone Permit.

SPEAKERS: None  
 ACTION: Approved  
 AYES: Wu, Antonini, Borden, Hillis, Moore, Sugaya  
 ABSENT: Fong  
 MOTION: 19053

17. [2013.1695T](#) (E.WATTY: (415) 558-6620)  
REQUEST FOR A PLANNING CODE AMENDMENT - pursuant to Planning Code Section 302, to allow non-conforming secondary structures that exceed a property's maximum floor area ratio limit to be demolished, in whole or in part, and reconstructed, if certain findings can be made by the Planning Commission through the Downtown Authorization process (Section 309). The Ordinance was introduced by Supervisor David Chiu and is identified as Board of Supervisors File No. 13-1059. The Planning Commission will consider a resolution recommending this Text Amendment to the Board of Supervisors; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.  
 Preliminary Recommendation: Adopt a Recommendation for Approval with Amendments

SPEAKERS: + Richard Drury – Continuance  
 ACTION: Continued to January 16, 2014  
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya  
 ABSENT: Hillis

- 18a. [2012.0258ETZC](#) (S. VELLVE: (415) 558-6263)  
1500 PAGE STREET - northwest corner of Page Street and Masonic Avenue; Lot 004 in Assessor's Block 1223 - **Request for a Planning Code Amendment** pursuant to Planning Code Section 302 to add Section 249.47 (1500 Page Street Affordable Housing SUD) with

associated amendments to Zoning Map Sheet SU06, to overlay the site to permit an affordable housing project subject to exceptions from the dwelling unit density, area of useable open space, minimum dimension of useable open space, dwelling unit exposure, removal of off-street parking, and obstructions in the front and rear setbacks to establish up to 16 units of affordable housing and one manager's unit. The site is currently within a RM-1 (Mixed, Low Density) District and 55-X Height and Bulk District. The Ordinance was introduced by Supervisor London Breed on November 5, 2013 and is identified as Board of Supervisors File No. 131086. The Ordinance will also rescind two SUDs that were approved to support a previous affordable housing project on the site that was abandoned, Section 249.41A the 1500 Page Street Residential Care Special Use District and Section 263.22A Permitted Building Heights in the 1500 Page Street Residential Care Special Use District. The Planning Commission will consider a resolution recommending this Text Amendment to the Board of Supervisors; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

Preliminary Recommendation: Adopt a Recommendation for Approval

**SPEAKERS:** + Tim Dunn, Mercy Housing – Project description  
 + Joe Fenemore – Housing for disabled in SF  
 + Paultete Taggart – Project presentation  
 + Conner Johnston, Aide to Supervisor Breed – Support  
 + Calvin Welch – Support, staging for Whole Foods delivery  
 + Ted Lowenberg – Support  
 + Kevin Roach – Important to ARC clients

**ACTION:** Adopted a Recommendation for Approval

**AYES:** Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya

**RESOLUTION:** 19054

18b. [2012.0258ETZC](#) (S. VELLVE: (415) 558-6263)  
1500 PAGE STREET - northwest corner of Page Street and Masonic Avenue; Lot 004 in Assessor's Block 1223 - **Request for a Zoning Map Amendment** pursuant to Planning Code Section 302 to amend Sheet SU06 of the Official Zoning Map of the City and County of San Francisco to establish the 1500 Page Street Affordable Housing Special Use District (SUD) and to amend Sheet HT06 of the Zoning Map to change the Height and Bulk District from 55-X to 40-X at the subject site. The Ordinance was introduced by Supervisor London Breed on November 5, 2013 and is identified as Board of Supervisors File No. 131086. The Planning Commission will consider a resolution recommending these Zoning Map Amendments to the Board of Supervisors; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

Preliminary Recommendation: Adopt a Recommendation for Approval

**SPEAKERS:** + Tim Dunn, Mercy Housing – Project description  
 + Joe Fenemore – Housing for disabled in SF  
 + Paultete Taggart – Project presentation  
 + Conner Johnston, Aide to Supervisor Breed – Support  
 + Calvin Welch – Support, staging for Whole Foods delivery  
 + Ted Lowenberg – Support  
 + Kevin Roach – Important to ARC clients

**ACTION:** Adopted a Recommendation for Approval

AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya  
 RESOLUTION: 19055

- 18c. [2012.0258ETZC](#) (S. VELLVE: (415) 558-6263)  
1500 PAGE STREET - northwest corner of Page Street and Masonic Avenue; Lot 004 in Assessor's Block 1223 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303, proposed Section 249.47 (1500 Page Street Affordable Housing Special Use District), and Chapter 41 of the Administrative Code to implement the proposed SUD and to allow conversion of an SRO at a ratio of less than 1:1 for a project to renovate the subject property from a vacant SRO containing 38 rooms to a housing project containing 16 affordable dwelling units and one manager's unit within a RM-1 (Mixed, Low Density) and proposed 1500 Page Street Affordable Housing SUD, District and 55-X Height and Bulk District (proposed to be a 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: + Tim Dunn, Mercy Housing – Project description  
 + Joe Fenemore – Housing for disabled in SF  
 + Paultete Taggart – Project presentation  
 + Conner Johnston, Aide to Supervisor Breed – Support  
 + Calvin Welch – Support, staging for Whole Foods delivery  
 + Ted Lowenberg – Support  
 + Kevin Roach – Important to ARC clients  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya  
 MOTION: 19056

- 19a. [2009.1177ECV](#) (S. LAI: (415) 575-9087)  
2353 LOMBARD STREET - south side, between Scott and Pierce Streets; Lots 025 and 026 in Assessor's Block 0512 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 121 and 303, to allow the merging of two lots resulting in a lot size in excess of 10,000 square feet. The project proposes the demolition of a vacant one-story commercial building last occupied by a restaurant use, and construction of a four-story mixed-use building containing 21 dwelling units, approximately 2,700 square feet of ground floor commercial space and 28 parking spaces, within a NC-3 (Neighborhood Commercial District, Moderate Scale) 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: + Gary Gee – Project Description  
 ACTION: Approved as Amended to include dashed lines indicating the ability to accommodate smaller retail establishments  
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya  
 MOTION: 19057

- 19b. [2009.1177ECV](#) (S. LAI: (415) 575-9087)  
2353 LOMBARD STREET - south side, between Scott and Pierce Streets; Lots 025 and 026 in Assessor's Block 0512 - **Request for Rear Yard Modification** - pursuant to Planning Code

Section 134, which requires a rear yard of 25 percent of the lot depth at all residential levels. The irregularly shaped site contains a section with a shorter depth at the southeast corner. This section has a required rear yard of 15 feet for approximately 23 feet of the lot width, but no rear yard is proposed in this section. The project proposes to demolish an existing one-story commercial building and construction of a four-story mixed-use building containing 21 dwelling units, approximately 2,700 square feet of ground floor commercial space and 28 residential parking spaces. The project proposes to merge the two lots resulting in a lot size in excess of 10,000 square feet, within a NC-3 (Neighborhood Commercial District, Moderate Scale) and 40-X Height and Bulk District.

SPEAKERS: + Gary Gee – Project Description  
 ACTION: After closing Public Comment, the ZA indicated an intent to Grant

20. [2013.1598D](#) (S. LAI: (415) 575-9087)  
53 MANZANITA AVENUE - west side between Euclid Avenue and Mayfair Drive; Lot 009 in Assessor's Block 1043 - **Request for Discretionary Review** of Building Permit Application No. 2013.05.09.6539 proposing to add a second dwelling unit on the ground floor of a two-story, single-family home, within the existing building envelope, within a RH-2 (Residential, Two-Family) Zoning District and 40-X Height and Bulk District. No exterior modifications are proposed under this application. 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

SPEAKERS: - Peter Morrissey – DR Requestor  
 - Steve Waz – Opposition  
 - Nello Prato – Opposed  
 - Anne Morrissey – Opposed  
 + Alex Varum, Project Sponsor – Project description  
 + Natalie Prettum – Support  
 + (M) Speaker - Support  
 ACTION: No DR, Approved as Proposed  
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya  
 DRA No: 0345

21. [2013.0623D](#) (K. CONNER: (415) 575-6914)  
2340 LARKIN STREET - east side between Filbert and Union Streets; Lots 055 and 057 in Assessor's Block 0096 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(e), of Building Permit Application No. 2013.05.09.6521, proposing to reconfigure the existing three-story-over-garage, four-unit residential building to a three-unit residential building within a RM-2 (Residential, Mixed, Moderate Density) 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: + Mary Gallagher – Project description  
 + Erick Del Balso - Support

ACTION: No DR, Approved as Proposed  
AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya  
DRA No: 0346

**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 – 4:14 P.M.**