

# 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, May 1, 2014**  
**12:00 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WU AT 12:11 P.M.**

**STAFF IN ATTENDANCE:** John Rahaim – Planning Director, Scott Sanchez – Zoning Administrator, Omar Masry, Rich Sucre, Aaron Starr, Mary Woods, Kate Conner, Diego Sanchez, Jessica Look, and Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### **A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

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

1. 2013.1166T (A. RODGERS: (415) 558-6395)  
AMENDMENT TO THE PLANNING CODE SECTIONS 303(I) (FORMULA RETAIL USES) 703.3 (NEIGHBORHOOD COMMERCIAL DISTRICTS: FORMULA RETAIL USES) [BOARD FILE NO. 130788] - **Ordinance introduced by Supervisor Mar** to expand the definition of formula retail to include businesses that have eleven or more other outlets worldwide, and to

included businesses 50% or more owned by formula retail businesses; expand the notification procedures for formula retail applications; require an economic impact report as part of the formula retail conditional use application; and 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.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of February 27, 2014)

**(Proposed for Continuance to June 5, 2014)**

SPEAKERS: None  
 ACTION: Continued to June 5, 2014  
 AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya

2. 2010.0726X (D. VU: (415) 575-9120)  
2051 3<sup>RD</sup> STREET - east side between Mariposa and 18<sup>th</sup> Streets, Lots 001B, 001C, and 006 in Assessor's Block 3994 - **Request for Large Project Authorization** under Planning Code Section 329 and exceptions including rear yard per Planning Code Section 134, open space per Planning Code Section 135, and street frontage per Planning Code Section 145.1 for the proposed construction of a new six-story, 68-foot building consisting of up to 94 dwelling units, approximately 800 square feet of retail space, and parking for up to 77 spaces. The subject property is located within the UMU (Urban Mixed Use) District and 68-X Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.  
 Preliminary Recommendation: Approve with Conditions  
 (Continued from Regular Meeting of March 27, 2014)  
**(Proposed for Continuance to June 5, 2014)**

SPEAKERS: None  
 ACTION: Continued to June 5, 2014  
 AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya

3. 2013.0465D (G. CABREROS: (415) 558-6169)  
2479 FRANCISCO STREET - south side between Baker and Broderick Streets; Lot 026A in Assessor's Block 0931 - **Request for Discretionary Review** of Building Permit Application No. 2013.04.09.4047, proposing facade alterations and construction of a new third floor, a side horizontal addition at the front entry stairs and a rear horizontal addition to the existing two-story, single-family residence in a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.  
 Staff Analysis: Abbreviated Discretionary Review  
 Preliminary Recommendation: Do not take Discretionary Review and approve  
 (Continued from Regular Meeting of April 10, 2014)  
**WITHDRAWN**

SPEAKERS: None  
 ACTION: Withdrawn

**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

4. [2011.1395C](#) (O. MASRY: (415) 575-9116)  
1763 STOCKTON STREET - at the southwest corner of Stockton and Greenwich Streets, Lot 001 in Assessor's Block 0089 - **Request for Conditional Use Authorization** under Planning Code Sections 722.83 and 303 to allow a wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility would feature three (3) panel antennas, housed within individual faux vent pipe enclosures mounted to the roof of an existing three-story mixed-use building. Related electronic equipment would be located on the roof and in the basement. The facility is proposed on a Location Preference 6 Site (Limited Preference, Individual Neighborhood Commercial District) within the North Beach Neighborhood Commercial District, North Beach Limited Financial Special Use District (SUD), North Beach SUD, Telegraph Hill – North Beach Residential SUD, and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.  
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Wu, Fong, Antonini, Borden, Hillis, Moore  
 NAYES: Sugaya  
 MOTION: 19126

- 5a. [2013.0627BC](#) (R. SUCRE: (415) 575-9108)  
660 3<sup>RD</sup> STREET - located between Brannan and Townsend Streets, Lot 008 in Assessor's Block 3788 - **Request for an Office Development Authorization** under Planning Code Section 321 to establish up to 80,000 gsf of office space within the South End Landmark District, SLI (Service/Light Industrial) Zoning District and 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  
 (Continued from Regular Meeting of April 3, 2014)

SPEAKERS: + David Silverman – Project introduction, response to questions  
 - Sonja Koss – Loss of PDR  
 - Alice Light – Opposed to the conversion to office  
 - (M) Speaker – International Workers Day, MEDA opposition, No net loss of PDR  
 - Paul Wermer – Opposed to conversion of PDR to office  
 - Peter Cohen – Light industrial to office, establishing policy  
 - Sue Hestor – Fees, project already converted illegally PDR  
 - Jim Meko – No justification for office in SLI  
 + Mr. Raven, Owner rep. – Response to Commission questions  
 ACTION: After being pulled off of Consent, closing public comment and a Motion to Approve with Conditions failed to receive Second; Continued to June 12, 2014

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

- 5b. [2013.0627BC](#) (R. SUCRE: (415) 575-9108)  
660 3<sup>RD</sup> STREET - located between Brannan and Townsend Streets, Lot 008 in Assessor's Block 3788 - **Request for a Conditional Use Authorization**, pursuant to Planning Code Sections 303, 803.9(a), and 817.48, for a change in use of 80,000 gsf from PDR (Production, Distribution and Repair) to office use. 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. The subject property is located within the South End Landmark District, SLI (Service/Light Industrial) Zoning District, and 65-X Height and Bulk District.  
 Preliminary Recommendation: Approve with Conditions  
 (Continued from Regular Meeting of April 3, 2014)

SPEAKERS: + David Silverman – Project introduction, response to questions  
 - Sonja Koss – Loss of PDR  
 - Alice Light – Opposed to the conversion to office  
 - (M) Speaker – International Workers Day, MEDA opposition, No net loss of PDR  
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 - Sue Hestor – Fees, project already converted illegally PDR  
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ACTION: After being pulled off of Consent, closing public comment and a Motion to Approve with Conditions failed to receive Second; Continued to June 12, 2014

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

## C. COMMISSION MATTERS

6. 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 Fong:

Thank you, just wanted to announce that I had the opportunity to moderate a panel at the APA American Planning Association in Atlanta, Georgia, last week. The panel was focused primarily about protecting neighborhood commercial districts with an overlay of formula retail and what is happening here in San Francisco. We had four panelists, varying from different points of view and it was very well-received. Lots of very interesting questions, some challenging questions, but I think it was good for us to have that discussion.

### Commissioner Antonini:

Thank you. I have a few items. The first is I need to get an opinion from staff. I don't need the answer today, but there was an editorial in one of the papers yesterday. I think it was the Examiner and the writer stated

the opinion that: if a project was voter-approved that the project then did not need environmental clearance and did not have to contribute to a lot of the exactions and fees that most projects would, and I'm not sure if it was accurate about that, but that is a very important point that the public should be aware of, because there is a possibility that some projects in the future might require voter-approval pending some electoral matters and if this is the case, that is an important thing to know about. So I will take my answer in the future, if staff could just look into that and let me know if he was right about that. The second item, also from the newspapers, former Mayor Willie Brown, I think he was right on target in his column on Sunday. He talked a little about the possibility of the City trying to build some large facility, large enough to hold capacities of 60,000 to 80,000 with the possibility of the Raiders coming. I don't know how realistic that is, but you know, I think that from history, we realize that if you build it they will come. Oakland is a case in point. When Oakland built the Alameda County Coliseum in 1966 they only had the Raiders and because it was there, they were able to attract the Athletics from Kansas City, and the Warriors from San Francisco and for years we've not had an arena, and we've lost, not only lost the Warriors, but concerts for the lack of a facility. So before we rush to demolish Candlestick and not put a replacement in, I think we have to take a close look at what the possibilities are and certainly seems to be a lot of interest for Paul McCartney's concert at Candlestick and I think there might be a market, for not just football, for the kind of facility that holds 60,000 plus people for the larger concerts, so, certainly food for thought. The final thing is the report in the paper today that the population estimate by the State, San Francisco now has 636,000, so we had a nice growth last year in numbers and our population grew in excess to what would feel would be the case with new units built, but we still built over 2,000 new units, I think, and I'm not sure what number that they quoted, but the bad part about that is that only a small percentage were single-family homes – I forget the numbers from today's Chronicle, but it may have been as few as 30 of the units built were single-family homes and it's a problem with our present situation we have to find sites in areas to build the kind of housing that families often want. Just out of curiosity, that was an interesting article in today's paper.

**Commissioner Sugaya:**

I attended the Annual California Preservation Foundation meeting last week. It was held in Asilomar. So it was kind of like going to camp. We had -- I attended one session that had to do with the JCHES Program in Japantown and it was presented by the Department, led by Steve Wertheim and Shelley Caltagirone was there and also new person Jonathan Lammers and one person from Japantown. It was an interesting session and so I think, I believe very well-attended. So, congratulations to the Department. There was one other session, this one was off-topic, but in the Delta area is a move on to declare it a natural heritage area. The legislation is being carried by Dianne Feinstein and Boxer and I forget the representative from that area, but there are bills pending in the House and the Senate. This is a part of the Delta that has seen a lot of industrial innovations when the Delta was being dredged and the levies were being built, all through ethnic communities, such as Japanese Americans, Chinese Americans, Filipinos who worked on the farms and also built towns and schools and language facilities. I look forward to seeing that materialize. Thank you.

**Jonas Ionin, Commission Secretary:**

Commissioners, if you notice there is someone shadowing me here I'd like to introduce you to Christine LaMorena, she has accepted my offer to join me in the Office of Commission Affairs as the Manager and will be my primary backup if I am not available to attend these hearings, so she will be shadowing for the next several weeks.

**D. DEPARTMENT MATTERS**

7. Director's Announcements

None

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

#### LAND USE COMMITTEE:

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- **131205: Planning Code Amendments Related to Production, Distribution, and Repair Uses.** This would entail a series of amendments designed to promote the creation of more space for PDR businesses, make existing PDR spaces function better, make it easier for PDR uses to be approved, make PDR controls more comprehensible. This Commission heard this Ordinance on March 13, 2014 and voted unanimously to recommend that Board of Supervisors approve the proposed Ordinance with modifications. The legislation was re-introduced on April 15, 2014 to incorporate the modifications proposed by this Commission. There were several public comments in support of the legislation as is, and a few in support of the legislation but who wanted to see further modifications made to cap the amount of office in Small Enterprise Workspaces. Sup. Campos announced that he was planning on introducing such a cap when the legislation reaches the Board. Sup. Wiener noted that all legislation is a compromise, and expressed dismay that certain parties were still advocating for changes even after compromises had been made to win their support for the legislation. Overall, all three Committee members and Sup. Campos spoke favorably about the legislation. **The Land Use Committee voted to send the Ordinance to Full Board with Positive Recommendation.**

#### FULL BOARD OF SUPERVISORS:

- **140122 Tang: Small Business Month in May 2014.** This is the duplicated file for this Ordinance, which includes the Planning Commission Recommendation to make this fee waiver permanent. This week the Ordinance passed on Final Read.
- **140097 Supervisor Yee: Medical Cannabis Dispensaries – Ocean Avenue NCT District.** This would require Conditional Use authorization for an MCD to locate within 500 feet of an existing MCD in the Ocean Avenue NCT District. This Commission heard this Ordinance on April 3, 2014 and voted unanimously to recommend that Board of Supervisors approve the proposed Ordinance. **This week the Board approved the ordinance on first read.**

#### INTRODUCTIONS:

- **140445 Planning Code & Zoning Map Related to the Vis Valley/Schlage Lock SUD.** This Ordinance, introduced by the Mayor and Supervisor Cohen would establish use controls, including controls for formula retail uses, building standards, and procedural requirements, including noticing and community participation procedures, for applications for development, including design review and modifications, among other controls, in Zone 1 of the Schrage Lock/Visitation Valley Special Use District (also referred to as the Schlage Lock site); amending the Zoning Map by amending Sectional Maps ZN10 and HT10 to reflect the Visitation Valley/Schlage Lock Special Use District.
- **140446 Resolution urging the Planning Commission to initiate and consider amendments to the San Francisco General Plan to implement the Visitation Valley/Schlage Lock Special Use District.**  
Mayor & Cohen

- **140460 Hearing Request.** Supervisor Wiener introduced a report & hearing from the Fire Department, Department of Public Works, and the Office of Community Investment and Infrastructure on the proposal to widen certain streets in the Hunters Point Shipyard and Candlestick Point developments. Specifically, the request states that the Supervisor wants to know “why certain departments desired to make such a change so late in the process, the departments are requested to discuss their policy rationale for requesting such changes, including if and how the Better Streets Plan, the Pedestrian Safety Strategy, and the “Vision Zero” policy were factored and why prior Board of Supervisors and Mayoral approval of street cross sections for these developments was disregarded”.
- **140319 Version 2: Public Works Code - Surface-Mounted Facility Site Permits and Associated Fees.** Ordinance amending the Public Works Code to establish the requirements for Surface-Mounted Facility Site Permits; to set fees for obtaining such permits; to make the provisions of the Ordinance retroactive; and making environmental findings. Sponsors: Wiener, Breed, and Chiu.

**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. 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:** Sue Hestor – Pages of case material  
 Jim Salinas, Sr. – Set aside normal business, and consider working wages, Local 22 – put San Franciscans to work  
 Dennis Mosgofian – Jobs for San Franciscans and people of color, Raiders, and sports, regional consideration  
 Terry Milne – Area plans, E slope of Bernal Heights boundaries  
 Hiroshi Fukuda – Housing element  
 Peter Cohen – Housing inventory and meter

**F. REGULAR CALENDAR**

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

9. (A. STARR: (415) 558-6362)  
[SF PLAZA PROGRAM](#) - **Informational presentation** - Office of Economic and Workforce Development will update the Commission on the SF Plaza Program, a new collaborative public realm initiative designed to leverage various City, private, nonprofit and stakeholder group efforts to provide long-term activation, management, and/or maintenance for

designated City Plazas. Proposed changes to the City's Admin Code (Board File No. 140061), Police Code (Board File No. 140064) and Public Works Code (Board File No. 140063) associated with the SF Plaza Program will also be discussed during this presentation. An Ordinance associated with the SF Plaza Program that proposes changes to the Planning Code (Board File No. 140062) may also be discussed during this presentation.

Preliminary Recommendation: None - Informational

- SPEAKERS:
- + Robin Haydin, OEWD Staff – Presentation
  - + Dennis Antenore – Changes that have improved the legislation
  - Dennis Modgovian – Improved legislation with modifications, but has reservations
  - + David Bill – Off the grid, full support
  - + Matt O'Grady – Plaza program precedence model
  - + Lynn Valinte – Small music concerts in small public venues
  - + Karen Flood – An enabling legislation for stewards of public spaces
  - Paul Webber – Process comments, notices and hearings gestation period
  - + Amanda Kegan – Lit Qube, Lit Crawl, activating dead space
  - + Polan Pochnaany – Stewardship, activation, ownership
  - + Tihi Campoody – Benefits of life arrangements
  - + Suzie McKennon – Public space programming
  - + Andrea Aiello – Full support, economic vitality, activity
  - + Jocelyn Cain – Entertainment Commission support
  - + Paul Werner – Killing good ideas, planning code amendment
  - + Glovin Bo – Big picture leading to improve public life. Successful public spaces
  - = Hiroshi Fukuda – Concerns regarding noticing, stewardship, pay to play
  - = Katherine Howard – Should not be amenable w/o citywide approval. Privatization of public spaces
  - = Sue Hestor – Adjacent owner benefiting their properties. Notice
  - = Ken Rich – Responses to questions
  - + John Ugdike – Responses to questions
- ACTION: None – Informational

10. [2014.0180T](#) (A. STARR: (415) 558-6362)  
AMENDMENTS TO THE PLANNING CODE, PROVISION FOR PUBLIC USE ZONING DISTRICTS [BOARD FILE NO. 140062] - **Ordinance amending the Planning Code** by amending Sections 234, 234.1, and 234.2, in order to modify and make technical amendments to the provisions of Public Use Zoning Districts, affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.  
 Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications (Continued from Regular Meeting of March 13, 2014)

- SPEAKERS:
- + Robin Haydin, OEWD Staff – Presentation
  - + Dennis Antenore – Changes that have improved the legislation
  - Dennis Modgovian – Improved legislation with modifications, but has reservations
  - + David Bill – Off the grid, full support
  - + Matt O'Grady – Plaza program precedence model

- + Lynn Valinte – Small music concerts in small public venues
- + Karen Flood – An enabling legislation for stewards of public spaces
- Paul Webber – Process comments, notices and hearings gestation period
- + Amanda Kegan – Lit Qube, Lit Crawl, activating dead space
- + Polan Pochnaany – Stewardship, activation, ownership
- + Tihi Campoody – Benefits of life arrangements
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- + Andrea Aiello – Full support, economic vitality, activity
- + Jocelyn Cain – Entertainment Commission support
- + Paul Werner – Killing good ideas, planning code amendment
- + Glovin Bo – Big picture leading to improve public life. Successful public spaces
- = Hiroshi Fukuda – Concerns regarding noticing, stewardship, pay to play
- = Katherine Howard – Should not be amenable w/o citywide approval. Privatization of public spaces
- = Sue Hestor – Adjacent owner benefiting their properties. Notice
- = Ken Rich – Response to questions
- + John Ugdike – Response to questions

ACTION: Adopted a Recommendation for Approval  
 AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya  
 RESOLUTION: 19127

- 11a. [2014.0187C](#) (M. WOODS: (415) 558-6315)  
2675 GEARY BOULEVARD - south side in its entirety between Masonic Avenue and Lyon Street; Lot 001 in Assessor's Block 1094 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303 and 703.4 to allow a formula retail use at the City Center Shopping Plaza for a Starbucks branded Target Café inside the City Target store (approximately 900 square feet) within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-X/80-D Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute 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

SPEAKERS: + Adam Miller – Project description  
 ACTION: Approved with Conditions  
 AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya  
 MOTION: 19128

- 11b. [2014.0192C](#) (M. WOODS: (415) 558-6315)  
2675 GEARY BOULEVARD - south side in its entirety between Masonic Avenue and Lyon Street; Lot 001 in Assessor's Block 1094 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303 and 703.4 to allow a formula retail use at the City Center Shopping Plaza for a GNC health and nutrition related products store (approximately 1,200 square feet) within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-X/80-D Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute 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

SPEAKERS: + Adam Miller – Project description  
ACTION: Approved with Conditions  
AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya  
MOTION: 19129

- 11c. [2014.0196C](#) (M. WOODS: (415) 558-6315)  
2675 GEARY BOULEVARD - south side in its entirety between Masonic Avenue and Lyon Street; Lot 001 in Assessor's Block 1094 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303 and 703.4 to allow a formula retail use at the City Center Shopping Plaza for a Sleep Number specialty mattress store (approximately 3,400 square feet) within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-X/80-D Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute 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

SPEAKERS: + Adam Miller – Project description  
ACTION: Approved with Conditions  
AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya  
MOTION: 19130

- 11d. [2014.0233C](#) (M. WOODS: (415) 558-6315)  
2675 GEARY BOULEVARD - south side in its entirety between Masonic Avenue and Lyon Street; Lot 001 in Assessor's Block 1094 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303 and 703.4 to allow a formula retail use at the City Center Shopping Plaza for a Chipotle Mexican Grill restaurant (approximately 2,200 square feet) within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-X/80-D Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute 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

SPEAKERS: + Adam Miller – Project description  
ACTION: Approved with Conditions  
AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya  
MOTION: 19131

- 11e. [2014.0234C](#) (M. WOODS: (415) 558-6315)  
2675 GEARY BOULEVARD - south side in its entirety between Masonic Avenue and Lyon Street; Lot 001 in Assessor's Block 1094 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303 and 703.4 to allow a formula retail use at the City Center Shopping Plaza for a Ulta Beauty store (approximately 10,000 square feet; formerly occupied by Office Depot) within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-X/80-D Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute 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

SPEAKERS: + Adam Miller – Project description  
ACTION: Approved with Conditions

AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya  
 MOTION: 19132

- 11f. [2014.0236C](#) (M. WOODS: (415) 558-6315)  
2675 GEARY BOULEVARD - south side in its entirety between Masonic Avenue and Lyon Street; Lot 001 in Assessor's Block 1094 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303 and 703.4 to allow a formula retail use at the City Center Shopping Plaza for a Panera Bread restaurant (approximately 4,000 square feet) within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-X/80-D Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute 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

SPEAKERS: + Adam Miller – Project description  
 ACTION: Approved with Conditions  
 AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya  
 MOTION: 19133

- 12a. [2014.0103XVC](#) (K. CONNER: (415) 575-6914)  
1036 MISSION STREET - north side between 6<sup>th</sup> and 7<sup>th</sup> Streets; Lots 079 and 080 in Assessor's Block 3703 - **Request for Determination of Compliance** pursuant to Planning Code Section 309, with exceptions to the requirements for Rear Yard pursuant to Planning Code Section 134 and Reduction of Ground-Level Wind Currents in C-3 Districts pursuant to Planning Code Section 148 - The proposed project is to construct a nine-story 83-unit 100% affordable housing project with approximately 963 square feet of ground floor retail on two lots currently used as surface parking lots. A similar project larger in scope was entitled in 2009 by the same Project Sponsor and approved by the Planning Commission through Motion Numbers 17875 and 17876. The project site is located within a C-3-G (Downtown General) Zoning District and 120-X Height and Bulk District.  
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Emily Lin – Project description  
 + (M) Speaker – Project design  
 + Rob Poole – Affordable  
 + (F) Speaker - Support  
 + Sue Hestor – Cheating on fees, wind  
 + Jocelyn Monalo – Affordable housing in SOMA  
 + Gloria Lawson  
 ACTION: Approved with Conditions  
 AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya  
 MOTION: 19134

- 12b. [2014.0103XVC](#) (K. CONNER: (415) 575-6914)  
1036 MISSION STREET - north side between 6<sup>th</sup> and 7<sup>th</sup> Streets; Lots 079 and 080 in Assessor's Block 3703 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303 and 124(f) to allow additional square footage above the base floor area ratio for dwelling units that will be affordable for a minimum of 20 years to households whose incomes are within 150 percent of the median income. The proposed project is to construct a nine-story 83-unit 100% affordable housing project with approximately 963

square feet of ground floor retail on two lots currently used as surface parking lots. A similar project larger in scope was entitled in 2009 by the same Project Sponsor and approved by the Planning Commission through Motion Numbers 17875 and 17876. The project site is located within a C-3-G (Downtown General) Zoning District and 120-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Emily Lin – Project description  
 + (M) Speaker – Project design  
 + Rob Poole – Affordable  
 + (F) Speaker - Support  
 + Sue Hestor – Cheating on fees, wind  
 + Jocelyn Monalo – Affordable housing in SOMA  
 + Gloria Lawson

ACTION: Approved with Conditions

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

MOTION: 19135

12c. [2014.0103XVC](#) (K. CONNER: (415) 575-6914)  
1036 MISSION STREET - north side between 6<sup>th</sup> and 7<sup>th</sup> Streets; Lots 079 and 080 in Assessor's Block 3703 - **Request for Variances** pursuant to Planning Code Sections 305, 135, and 140 to provide less residential open space than is required by the Planning Code and provide 12 units in the subject building that do not meet exposure requirements. The proposed project is to construct a nine-story 83-unit 100% affordable housing project with approximately 963 square feet of ground floor retail on two lots currently used as surface parking lots. A similar project larger in scope was entitled in 2009 and approved by the Zoning Administrator. The project site is located within a C-3-G (Downtown General) Zoning District and 120-X Height and Bulk District.

SPEAKERS: + Emily Lin – Project description  
 + (M) Speaker – Project design  
 + Rob Poole – Affordable  
 + (F) Speaker - Support  
 + Sue Hestor – Cheating on fees, wind  
 + Jocelyn Monalo – Affordable housing in SOMA  
 + Gloria Lawson

ACTION: ZA closed the PH; and indicated an intent to Grant

13a. [2012.1574KX](#) (D. SANCHEZ: (415) 575-9082)  
650 INDIANA STREET - west side of Indiana Street, between 18<sup>th</sup> and 19<sup>th</sup> Streets; Lot 009 of Assessor's Block 4041 - **Request for Adoption of Findings** pursuant to Section 295 of the Planning Code regarding a Shadow Study that concluded that the shadow cast by the construction of two five-story, 58-foot tall buildings, proposing up to 1,900 gross square feet of retail use and up to 111 dwelling units, would not be adverse to the use of Esprit Park, land under the jurisdiction of the San Francisco Recreation and Park Department. The property is within a UMU (Urban Mixed Use) District and 58-X Height and Bulk District.  
 Preliminary Recommendation: Adopt Findings

SPEAKERS: + Michael Yarne – Project description  
 + Sonja Trouss – New residents have not input, beneficiaries

- + Susan Eslick – Dogpatch unanimous support
- + Margarita Sagan – Foot traffic, infrastructure
- + Mica Katlin – Meets unmet needs
- + Kerry Miller – Support

ACTION: Approved with Conditions  
 AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya  
 MOTION: 19136

- 13b. [2012.1574KX](#) (D. SANCHEZ: (415) 575-9082)  
650 INDIANA STREET - west side of Indiana Street, between 18<sup>th</sup> and 19<sup>th</sup> Streets; Lot 009 of Assessor's Block 4041 - **Request for Large Project Authorization** under Planning Code Section 329 and exceptions including rear yard per Planning Code Section 134, dwelling unit exposure per Planning Code Section 140 and horizontal mass reduction per Planning Code Section 270.1 for the proposed construction of two five-story, 58-foot buildings of approximately 122,185 gross square feet, up to 1,900 gross square feet of retail use and up to 111 dwelling units. The property is within a UMU (Urban Mixed Use) District and 58-X Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.  
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Michael Yarne – Project description  
 + Sonja Trouss – New residents have not input, beneficiaries  
 + Susan Eslick – Dogpatch unanimous support  
 + Margarita Sagan – Foot traffic, infrastructure  
 + Mica Katlin – Meets unmet needs  
 + Kerry Miller – Support

ACTION: Approved with Conditions  
 AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya  
 MOTION: 19137

14. [2012.0493X](#) (R. SUCRE: (415) 575-9108)  
1201-1225 TENNESSEE STREET - located on the southern portion of the block bounded by 3<sup>rd</sup>, 23<sup>rd</sup>, and Tennessee Streets, Lot 022 in Assessor's Block 4172 - **Request for a Large Project Authorization**, pursuant to Planning Code Section 329, for the new construction of a six-story, residential building (approximately 249,000 gsf) with 259 dwelling units, ground floor corner retail (approximately 2,260 sq ft), 147 off-street parking spaces, 259 Class 1 bicycle parking spaces, and common open space. Under the Large Project Authorization, the project is seeking modifications from the Planning Code requirements for rear yard (Planning Code Section 134), dwelling unit exposure (Planning Code Section 140), off-street loading (Planning Code 152.1), horizontal mass reduction (Planning Code Section 270.1), and accessory use provisions for dwelling units (Planning Code Sections 329(d)(10) and 803.3(b)(1)(c)). The subject property is located within the UMU (Urban Mixed-Use) Zoning District, and 68-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: + (M) Speaker – Project introduction  
 + Jesse Herzod – Project description  
 + Anne Fongeron – Project design

- + Rob Poole – Support
- + (F) Speaker – Input, building housing now that becomes affordable in the future
- + Susan Eslick –
- + Mike Katlin – Increases housing units and improves the neighborhood
- = Tom Lloyd – Never contacted
- = Miguel Arizave – Affordable artist studio spaces, offsetting the loss

ACTION: Approved with Conditions  
 AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya  
 MOTION: 19138

## G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

- 15a. [2013.0408ADV](#) (R. SUCRE: (415) 575-9108)  
354-356 SAN CARLOS STREET - located on the west side of San Carlos Street between 20<sup>th</sup> and 21<sup>st</sup> Streets, Lot 093 in Assessor's Block 3609 - **Request for Mandatory Discretionary Review**, pursuant to Planning Code Section 317, for a merger of two dwelling units. The project would reconfigure the two existing dwelling units, and would enlarge one dwelling unit from approx. 820 sq ft to approx. 1677 sq ft, and would reduce one dwelling from approx. 857 sq ft to approx. 380 sq ft. The subject property is located within the RTO-M (Residential, Transit-Oriented-Mission) Zoning District, Liberty-Hill Landmark District, and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: + Stephen Antonaros – Project description  
 ACTION: No DR – Approved Merger  
 AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya  
 DRA No: 0363

- 15b. [2013.0408ADV](#) (R. SUCRE: (415) 575-9108)  
354-356 SAN CARLOS STREET - located on the west side of San Carlos Street between 20<sup>th</sup> and 21<sup>st</sup> Streets, Lot 093 in Assessor's Block 3609 - **Request for Rear Yard, Exposure and Non-Complying Structure Variances**, pursuant to Planning Code Sections 134, 140 and 188, to construct a one-story horizontal addition with a second-story rear deck, reconfigure two existing dwelling units, and raise the existing building by 18-inches. The subject property is located within the RTO-M (Residential, Transit-Oriented-Mission) Zoning District, Liberty-Hill Landmark District, and 40-X Height and Bulk District.

SPEAKERS: + Stephen Antonaros – Project description  
 ACTION : ZA closed the PH; and indicated an intent to Grant

16. [2013.0314D](#) (J. LOOK: (415) 575-6812)  
1110 ASHBURY STREET - east side between Clayton Street and Downey Street; Lot 021 in Assessor's Block 2629 - **Request for Discretionary Review** of Building Permit Application No. 2013.04.05.3911, proposing to construct a new horizontal addition at front, a vertical addition with roof deck on an existing single-family dwelling structure 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 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  
 (Continued from Regular Meeting of April 3, 2014)

SPEAKERS:       - Mary Gallagher – DR Requestor  
                       - Sachim Handai – Light and air  
                       - Rowan Warohaus – Light and air  
                       - Ellen Nevin – R. Passmore ZA interpretation petition  
                       - Adan C\_\_\_ - Loss of light and neighborhood character  
                       - Hugh Diamond – Cottages, lot coverage  
                       - David Ryan – Affordable housing, lot coverage  
                       + Ty Bash – Project description, disability  
                       + Ori Bash – Sympathy for his brother  
                       + Eric Bash – Configuration of the elevator  
                       + Bill Pashelinsky – Response to commissioners questions

ACTION:        After closing public comment; Continued to May 22, 2014

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

ABSENT:        Fong

17. [2013.1340D](#) (J. LOOK: (415) 575-6812)  
1423 OCEAN AVENUE - south side between Granada Avenue and Miramar Avenue; Lot 063 in Assessor's Block 6941 - **Request for a Mandatory Discretionary Review**, pursuant to Planning Code Section 737.84 and 790.141 in association with Building Permit Application No. 2013.04.23.5179, proposing to establish a Medical Cannabis Dispensary (d.b.a. "Bay Area Compassionate Health Center") on the ground floor of an existing building, this project lies within the Ocean Avenue NCT (Neighborhood Commercial Transit ) Zoning District and within a 45-X Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.  
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS:       + Greg Schoepp – Project description  
                       + Christina Jaje – Waterfall wellness  
                       - Barry Lar\_\_\_ - Veteran services  
                       - Derrick Morgan – Not responsible owners  
                       - Desiree Wieland – Homebound patients  
                       - Tiara Mitchell – Two existing dispensaries  
                       + Kyle Maple – More options  
                       + James Ward – Compassion program  
                       + Mary Lou – Compassion program  
                       + Mike Nichol – Compassion  
                       + Chelsea Sachar – Medicine on a budget

- + Jennifer Morris – Compassion program
- + Jonathan Dyer – Compassion program
- + Mark Dancron – Support
- + Jason Binet – Support
- + Michael Goldman – Model dispensary
- + Adolph Pickett – Support, open house
- + Christine Moyer – Support
- + Antony John Martinelli – Good clean
- + Kenneth Popyer – Beneficial medicine, economic benefit
- + Rev. Roland Gordan – Allow all three dispensaries
- + Jasmine Holston – Connection to the outside world
- + Shona – Proven track record
- + Alex – Disabled patient advocate
- Steven Mitchell – Waterfall Wellness compassion
- Kyle Waterfall support
- + Bryan Webster – Minimizing cannabis workers
- + Edward Breslin – Opposition from the established dispensary
- + (M) Speaker – Back support
- + (M) Speaker – Rule today base on existing laws
- Daniel Mendez – Lawsuit
- = Ryan Thompson - DPH

**ACTION:** After closing public comment; a motion to Take DR and Approve with Conditions was superseded, Continued to May 22, 2014

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

**RECUSED:** Antonini

**ABSENT:** Fong

## H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

ADJOURNMENT – 8:05 P.M.