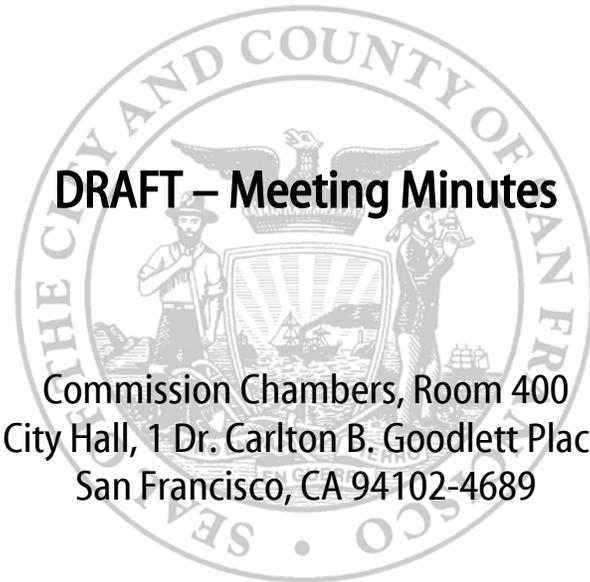


SAN FRANCISCO PLANNING COMMISSION



DRAFT – Meeting Minutes

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

Thursday, August 14, 2014
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WU AT 12: 08 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Elizabeth Watty, Omar Masry, Tina Chang, Rich Sucre, Diego Sanchez, Elizabeth Purl, Erica Jackson, Jessica Look, Kanishka Burns, 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. 2011.0408C (R. SUCRÉ: (415) 575-9108)
320-400 PAUL AVENUE - located at the north side of Paul Avenue between San Bruno Avenue and 3rd Street, Lots 014 & 015 in Assessor's Block 5431A - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 209.6(c), 227(r) and 303, to establish

an Internet Services Exchange (ISE). The proposal would rehabilitate the historic office building and industrial building at 320 and 350 Paul Avenue (measuring together approximately 55,760 gsf) and construct a new two- to three-story rear addition (approximately 187,246 gross square feet). The proposal also includes up to 80 off-street parking spaces, as well as public realm improvements. The subject property is located within the PDR-2 (Core Production, Distribution and Repair - Bayview) Zoning District and a 65-J Height and Bulk District.

(Proposed for Continuance to September 11, 2014)

SPEAKERS: None
 ACTION: Continued to September 11, 2014
 AYES: Wu, Fong, Antonini, Johnson, Moore, Sugaya
 ABSENT: Hillis

- 2a. [2013.0627BC](#) (R. SUCRE: (415) 575-9108)
660 3rd 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 May 1, 2014)
NOTE: On May 1, 2014, After being pulled off of Consent, closing public comment and a Motion to Approve with Conditions failed to receive a Second; the matter was Continued to June 12, 2014 by a vote of +6 -1 (Sugaya against).
(Proposed for Continuance to September 11, 2014)

SPEAKERS: None
 ACTION: Continued to September 11, 2014
 AYES: Wu, Fong, Antonini, Johnson, Moore, Sugaya
 ABSENT: Hillis

- 2b. [2013.0627BC](#) (R. SUCRE: (415) 575-9108)
660 3RD 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 May 1, 2014)
NOTE: On May 1, 2014, After being pulled off of Consent, closing public comment and a Motion to Approve with Conditions failed to receive a Second; the matter was Continued to June 12, 2014 by a vote of +6 -1 (Sugaya against).
(Proposed for Continuance to September 11, 2014)

SPEAKERS: None

ACTION: Continued to September 11, 2014
 AYES: Wu, Fong, Antonini, Johnson, Moore, Sugaya
 ABSENT: Hillis

3. 2012.0678EIKUVX (E. WATTY: (415) 558-6620)
19-25 MASON STREET (AKA 2-16 TURK STREET) - northwest corner of Mason and Turk Streets; Lots 002, 005, 006 in Assessor's Block 0340 - **Request for Determination of Compliance** pursuant to Planning Code Section 309, with exceptions to the requirements for "Rear Yard" (Section 134), "Reduction of Ground-Level Wind Currents in C-3 Districts" (Section 148), and "Residential Accessory Parking" (Section 151.1(f)). The proposed project would remove an existing surface parking lot and construct a new, 12-story, 112,600 gsf, mixed-use building, with 109 dwelling units, 52 off-street parking spaces, and approximately 2,400 sf of ground-floor retail space. The project site is located within the C-3-G (Downtown General) Zoning District and the 120-X Height and Bulk District.
(Proposed for Continuance to September 18, 2014)

SPEAKERS: None
 ACTION: Continued to September 18, 2014
 AYES: Wu, Fong, Antonini, Johnson, Moore, Sugaya
 ABSENT: Hillis

4. 2011.1388E (K. UCHIDA: (415) 575-9048)
110 THE EMBARCADERO/115 STEUART STREET - through-lot fronting the west side of The Embarcadero and east side of Steuart Street between Mission and Howard Streets, Lot 002 in Assessor's Block 3715- **Appeal of Preliminary Mitigated Negative Declaration** for: 1) vertical addition of a third story, roof deck, and circulation penthouse to the existing two-story-over-basement, 19,374 square-foot vacant building - a net increase of 4,445 square feet, raising the building's height from 35 feet to 51 feet; 2) replacement of the Embarcadero façade; and 3) rehabilitation of the building for office and assembly use, to house functions for the Commonwealth Club of California.
 Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for Continuance to September 18, 2014)

SPEAKERS: None
 ACTION: Continued to September 18, 2014
 AYES: Wu, Fong, Antonini, Johnson, Moore, Sugaya
 ABSENT: Hillis

5. 2014.0756D (J.SPEIRS: (415) 575-9106)
1912 20th STREET - on the north side between De Haro and Carolina Streets; Lot 014 in Assessor's Block 4071 - **Request for Discretionary Review** of Building Permit Application No. 2013.02.11.9939, proposing to construct a new 6-story, two family dwelling on a down-sloping vacant lot within a RM-1 (Residential – Mixed –Low Density) 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: Pending
(Proposed for Continuance to October 9, 2014)

SPEAKERS: None
 ACTION: Continued to October 9, 2014
 AYES: Wu, Fong, Antonini, Johnson, Moore, Sugaya
 ABSENT: Hillis

6. 2013.1220E (T. JOHNSTON: (415) 575-9035)
PACIFIC ROD AND GUN CLUB UPLAND SOIL REMEDIAL ACTION PROJECT - The project site is located at 520 John Muir Drive in San Francisco - **Appeal of Preliminary Mitigated Negative Declaration** for: The San Francisco Public Utilities Commission (SFPUC) proposal to implement the Pacific Rod and Gun Club Upland Soil Remedial Action Plan (the "project"), which would clean up soil contamination at the Pacific Rod and Gun Club (PRGC), located on the southwest side of Lake Merced in San Francisco, California. Soil contamination is the result of the former use of lead shot and clay targets made with asphaltic materials at the skeet and trap shooting ranges. The SFPUC prepared the PRGC Remedial Action Plan (RAP) in response to a Cleanup Order issued by the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB). The project consists of excavation and appropriate off-site disposal of up to 46,500 cubic yards of soils containing elevated concentrations of lead and polycyclic aromatic hydrocarbons (PAHs) and backfilling of excavated areas with clean fill material.
 Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for Continuance to October 23, 2014)

SPEAKERS: None
 ACTION: Continued to October 23, 2014
 AYES: Wu, Fong, Antonini, Johnson, Moore, Sugaya
 ABSENT: Hillis

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

7. [2014.0668C](#) (T. CHANG: (415) 575-9197)
3463 - 16th STREET - southeast corner of 16th and Dehon Streets; Lot 079 in Assessor's Block 3565 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 182, 186, 303 and 721.44, to convert an existing limited-restaurant to a restaurant (d.b.a. Café Sophie). The restaurant is proposed within ¼ mile of the Upper Market Street Neighborhood Commercial District which is located in a RM-1 (Residential, Mixed, Low Density) 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.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Iris, Project Sponsor – Project description
 - Conchita Clark - Parking
 + Olivia Sacks – Support

- (M) Speaker – Noise, parking, no posting their notice
- + Shawn Simon - Support
- + Julia Simon - Support
- + Josh White – Support
- + Ben Revaud - Support

ACTION: After being pulled off of Consent, Approved with Conditions
 AYES: Wu, Fong, Antonini, Johnson, Moore, Sugaya
 ABSENT: Hillis
 MOTION: 19127

- 8a. [2014.0987CV](#) (O. MASRY: (415) 575-9116)
5421 GEARY BOULEVARD - along the south side of Geary Boulevard, between 18th and 19th Avenues, Lot 034 in Assessor's Block 1526 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 712.83, to modify a wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility modification would relocate screened electronic equipment cabinets from a previously approved, but not yet constructed, location at 5411 Geary Boulevard, to the 2nd floor rear yard area of the Subject Building at 5421 Geary Boulevard. The rear deck area would be enlarged to provide additional usable open space. The receiving and transmitting antennas would remain in place at 5411 Geary Boulevard. The facility is proposed on a Location Preference 5 Site (Mixed-Use Building in a High-Density District) within a NC-3 (Neighborhood Commercial, Moderate-Scale) 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.
 Preliminary Recommendation: Approve with Conditions

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

- 8b. [2014.0987CV](#) (O. MASRY: (415) 575-9116)
5421 GEARY BOULEVARD - along the south side of Geary Boulevard, between 18th and 19th Avenues, Lot 034 in Assessor's Block 1526 - **Request for Variances** pursuant to Planning Code Sections 134 and 135, to modify a wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility modification would relocate screened electronic equipment cabinets from a previously approved, but not yet constructed, location at 5411 Geary Boulevard, to the 2nd floor within the required rear yard area of the Subject Building at 5421 Geary Boulevard. The rear deck area would be enlarged to provide additional usable open space. The receiving and transmitting antennas would remain in place at 5411 Geary Boulevard. The facility is proposed on a Location Preference 5 Site (Mixed-Use Building in a High-Density District) within a NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, and 40-X Height and Bulk District.

SPEAKERS: None
 ACTION: ZA closed the PH and indicated an intent to Grant

C. COMMISSION MATTERS

9. 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 have a generic question. It pertains to an item which we are continuing, but I would like to have that clarified before it comes back onto the calendar in November. 1804 Mason Street is a property which is not identified in the San Francisco Property Information Map. When you put that address in, nothing comes up. Zero, zero, zero. I happen to know the corner building. It has a restaurant on the corner, which most of us know, because it has been there for probably more than 25 years, however, the property does not give that kind of information, what comes up and the address given to us in today's, now continued matter is, they don't match. My question is how many units are in this building? From what the information says, when I put the arrow on the building, which is in question, it comes up as a single-family unit and for single-family units there needs to be no secondary steps/stairs for fire exiting. So, however, the case states there will be 18 - 10 to 12 people exiting and that might create a whole other definition of what this roof-deck is all about. I would like to ask the Zoning Administrator and the Department to forward more consistent information to us for November, that we can clearly assess what it is. I would also like to know, what the height of the building is, and as to whether or not adding the parapet adds additional height, so there is a whole bunch of questions, and if that could be worked out for proper submittal, for an update for November that will be appreciated. On another positive note, this could be probably very interesting for President Wu, the Singapore Land and Transportation Authority has developed a device by which streets signalization in areas where you have a predominance of elder people, can indeed insert their identification card and the light switches to a slower cycle, so they get a 13 second increase over what normally is too fast, particularly, we have at length talked about the Broadway improvement and the concerns at the corner of Broadway and Stockton street, which is continuously an issue. I've brought in an article, I'll hand to her. It is written in German so I'll be happy to translate; however, the device has a fully understandable English name and it's called Green Man Plus. I think it is a fabulous idea the rest of the world is acknowledging that this is a great technology and it's a little box where your signal pushing button is and I would love for us to be ahead of the curve and investigate that, so, I will pass that on to President Wu with the offer to translate it for her.

Commissioner Johnson:

Okay. Thank you very much. Just a couple items, I didn't think that this was going to be public comment or comment for the consent item, because - - you know, I wasn't going to vote no on that, but just as a general matter, the item on 5421 Geary Boulevard concerned putting in an equipment cabinet on a residential facility next to a commercial facility because the wireless operator never actually did a test on whether or not the roof of the commercial facility could handle the weight of the equipment cabinet, which was about the size of a small car. I think that I spoke to the staff member and I think it was an oversight, but it will be hopefully to know that that's not something that we'll have to deal with that in the future, we already have some many wireless facilities to sort of have them not be organized, in my mind doesn't, does not...the greatest from a planning perspective so it will good have a little bit of confidence that that won't be the case again. The second thing is, I know that we going to be able to do this when we finally have

our new permit tracking system, which supposedly is going to cure all ills and possible some illnesses, like, so it will be great when we have future large projects authorizations, to get either a map or a list, whichever one is easiest to provide, of the surround - - surrounding projects for context. Some of this is because I am a new commissioner, and others of it is because we have so much going on, that it can be hard to remember what is within a quarter of a mile of some of the major projects, that we are being asked to consider, so I would like to have that added to staff reports for future large project authorizations. Thank you.

Commissioner Antonini:

Thank you. It's probably my last chance to comment on this particular item as tonight may be the last event in Candlestick Park, but even though I was supportive of Hunter's Point and Candlestick Point Redevelopment Plans and still are largely in support of those, I think getting rid of of Candlestick is a mistake, because it will leave us for the first time since the 20's, when Kezar Stadium was built, with no facility that can seat large amounts of people outdoors and puts us at a decided disadvantage for a lot of events that might be held at Candlestick or a future stadium. When we did vote on those of course, it was a proposal to put a new stadium out at Hunters Point which has not been realized. So, I think there are many places that have facilities in hopes of attracting teams, but I don't think the choice of NFL teams or any other teams, should dictate whether - what the City decides to do with its outdoor facilities, so, that is just my point of view on that situation. On another subject, Prop M, I just did a little research, as to what - what some of the things have been developed since the late 80's or mid 80's when Prop M was passed. There are many fees, and there now connected with commercial projects that weren't present at that time. And just for your generic commercial project in San Francisco, regardless of its location, you have over 35 dollars per square foot for any generic project, and that adds up if you had a project of a million square feet minimum of 35 million dollars in fees, large part of that \$25 dollars for square foot is the jobs-housing. But, in addition to that, and I don't have the research on this yet, but almost every single project is in an area that has extraordinary fees, Transbay fees are huge, there's the Mello-Roos District, Rincon Hill has a lot, Market-Octavia has a lot, almost any of the buildings that are going to be built and all the eastern neighborhoods have a lot. Almost any of these buildings would be subject to a lot more fees which would bring benefits to the city, a lot more, and this doesn't even take into consideration the property taxes. So that point being made, we have to look at this whole question in regards to today's situation, not the situation that existed 30 years ago when the original annual limit was set, so hopefully we can get some numbers that are more accurate on some of these extraordinary fees. So, I am interested in following up on this discussion in further hearings -- future hearings.

Commissioner Sugaya:

A couple of comments, first, at the short-term rental hearing last week I made a comment that we didn't have certain kinds of data, including a heat map and other things, which was then immediately produced by staff at the last minute. And hearing that comment that the Chronicle sent me an e-mail the next day or after, maybe two days later, saying that they had done research on the same exact question and sent me a number of graphics that went way beyond any information we had during that hearing, so anybody interested should go to the Chronicle site. I don't have the link in my head, but if you're interested in following what is going on with data, I think the Chronicle has a fairly good handle on what's going on. Secondly, in terms of Commissioner Antonini's comments, I think that all those fees had to have some kind of nexus study, I think; we just can't be willy nilly imposing fees without some reason. And also, if you look at Prop M and go over what's happened through the years, until today, I think, in some ways you can characterize Prop M as a failure. I say that, because one of the reasons Prop M was put forth, was that - it was not just housing, but also transit related to office development and in that regard there was supposed to be, as Commissioner Fong pointed out, a three-legged stool, and if that was the case, then the fact that we're not meeting our housing goals and not meeting our transit demands given Prop M's attempt to do so, I think, hasn't worked. And if we're - anybody is look at Prop M it ought not be from the standpoint of

upping the square footages, or even if they do, it has to go beyond that and to figure out what kind of more intensive relationship can be established between the three land uses. That's my last comment, I think, forever.

D. DEPARTMENT MATTERS

10. Director's Announcements

Director Rahaim:

Commissioners, I'd like to suggest that you adjourn the meeting today, in honor of Doug Wright, who passed away last week, you may know that Doug was a member of this Planning Commission in the 80's. He was the City Architect in that position, was an ex-officio member of the Planning Commission. He was also Deputy Mayor for Transportation under Mayor Agnos, during the time of the Loma Prieta Earthquake, and was one of the early voices for removing the highway from the waterfront and was very much considered one of the early architects of the new Embarcadero. He passed away last week at the age of 68, I believe. As it turns out, I got to know Doug a little bit in my time in Seattle, because of his role in the Embarcadero; he was a consultant to the Transportation Department in Seattle, when Seattle was considering removing a waterfront highway, which it is now doing. So I'd like to suggest you might want to close the meeting in his honor today.

11. Review of Past 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:

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 - Appreciated Commissioner Johnson's comments about the large projects; Planning Department handling of public records
Bradley Witmeyer – Clinker brick of the Portola Style

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.

12. [2013.0154E](#) (E. PURL: (415) 575-9028)
747 HOWARD STREET (AKA MOSCONE CENTER EXPANSION PROJECT) - North and South Sides of Howard Street between Third and Fourth Streets; Lot 115 in Assessor's Block 3723 and Lot 091 in Assessor's Block 3734 - **Certification of the Final Environmental Impact Report**. The proposed Moscone Center Expansion Project would increase the gross square footage of the Moscone Center convention facility by about 20 percent, from approximately 1.2 million square feet to 1.5 million square feet. New construction would be primarily above grade both north and south of Howard Street in buildings up to approximately 95 feet tall. Additional space would be created by excavating and expanding the existing below-grade exhibition halls that connect the Moscone North and South buildings. The proposed project would also reconfigure the existing below-grade loading facilities and at-grade bus pick-up and drop off facilities on Howard Street, create two pedestrian bridges spanning Howard Street, connecting Moscone North and South at the second level above grade, and include improvements to the Children's Garden south of Howard Street. The existing convention uses would continue following project completion. Both parcels on which the Moscone Center is located are within the Downtown Commercial Support District and 340-I Height and Bulk District.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on June 16, 2014. Public comment will be received when the item is called during the hearing, but may not be responded to in writing.
 Preliminary Recommendation: Certify the Final EIR

SPEAKERS:

- + Joe Delesandro, President/CEO, SF Travel – Create jobs, taxes revenues, it will very economically beneficial for the City.
- + Edgar Lopez, Architect, City and County of San Francisco – Project description
- = Elana Gruenberg, Neighbor – Please do not forget about the elders and children in the neighborhood
- = John Elberling, TODCO, EIR still bad, pedestrian mitigation
- = Sonja Kos, TODCO – Pedestrian mitigation
- = Alice Light, TODCO – Community benefits and improvements, and addition to the children play area
- + Henry Karnilowicz, SFCDMA – Great project
- + Kevin Carroll, Hotel Council - Support
- + Scott Rowitz, Manager Yerba Buena Center for the Arts – Support
- + Adrian Robinson, YBCBD – Support
- + Jennifer Warburg, SPUR - Support
- + Peter Hartman – Support
- + Joanne Desmond, Local 16 - Support
- + Cathy Maupin, Yerba Buena CBD – Support
- + Mary McCue, MJM Management Group - Support
- + Deborah Cullinan, Yerba Buena Center for the Arts – Support
- + Dick Jeff, Moscone, General Manager – Support
- Sue Hestor – Traffic, pedestrians

ACTION: Certified with the Errata submitted by staff
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Sugaya

RECUSED: Moore
MOTION: 19219

- 13a. [2013.0154EKR VX](#) (E. WATTY: (415) 558-6620)
747 HOWARD STREET (aka MOSCONE CENTER EXPANSION PROJECT) - on Howard Street between Third and Fourth Streets; Lot 091 in Assessor's Block 3734 and Lot 115 in Assessor's Block 3723 – **Adoption of Findings under the California Environmental Quality Act.** The proposed project is to make a below grade expansion of the convention center's exhibition halls, above grade expansions of Moscone North, South, and Esplanade Ballroom, construction of two pedestrian bridges over Howard Street, improvements to the Yerba Buena Children's Garden Improvements, and improvements to the public realm throughout, and adjacent to, the site, including changes to the off-street loading access along Third Street. The project site is located in the C-3-S (Downtown Support) Zoning District and 340-I Height and Bulk District.
Preliminary Recommendation: Adopt CEQA Findings

SPEAKERS: Same as item #12
ACTION: Adopted CEQA Findings
AYES: Wu, Fong, Antonini, Hillis, Johnson, Sugaya
RECUSED: Moore
MOTION: 19220

- 13b. [2013.0154EKR VX](#) (E. WATTY: (415) 558-6620)
747 HOWARD STREET (aka MOSCONE CENTER EXPANSION PROJECT) - on Howard Street between Third and Fourth Streets; Lot 091 in Assessor's Block 3734 and Lot 115 in Assessor's Block 3723- **Request for Determination of Compliance** pursuant to Planning Code Section 309, with exceptions to the requirements for Section 148 (Reduction of Ground-Level Wind Currents in C-3 Districts), Section 155(r) (Access to Off-Street Loading), and Section 155(s) (Width of Off-Street Loading Openings). The proposed project is to make a below grade expansion of the convention center's exhibition halls, above grade expansions of Moscone North, South, and Esplanade Ballroom, construction of two pedestrian bridges over Howard Street, improvements to the Yerba Buena Children's Garden Improvements, and improvements to the public realm throughout, and adjacent to, the site, including changes to the off-street loading access along Third Street. The project site is located in the C-3-S (Downtown Support) Zoning District and 340-I Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item #12
ACTION: Approved with Conditions
AYES: Wu, Fong, Antonini, Hillis, Johnson, Sugaya
RECUSED: Moore
MOTION: 19221

- 13c. [2013.0154EKR VX](#) (E. WATTY: (415) 558-6620)
747 HOWARD STREET (aka MOSCONE CENTER EXPANSION PROJECT) - on Howard Street between Third and Fourth Streets; Lot 091 in Assessor's Block 3734 and Lot 115 in Assessor's Block 3723 - **Consideration of the General Plan Referral** relating to the determination that the Moscone Center Expansion Project would be consistent with the

Objectives and Policies of the General Plan and the Priority Policies of Planning Code Section 101.1.

Preliminary Recommendation: Approve

SPEAKERS: Same as item #12
 ACTION: Adopted
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Sugaya
 RECUSED: Moore
 MOTION: 19222

- 13d. [2013.0154EKR VX](#) (E. WATTY: (415) 558-6620)
747 HOWARD STREET (aka MOSCONE CENTER EXPANSION PROJECT) - on Howard Street between Third and Fourth Streets; Lot 091 in Assessor's Block 3734 and Lot 115 in Assessor's Block 3723 – **Request for Variances**, pursuant to Planning Code Section 145.1, in order to allow non-active uses along the Third and Howard Street frontages of Moscone South, and to allow less fenestration transparency than required along the Third Street frontage of Moscone South. The proposed project is to make a below grade expansion of the convention center's exhibition halls, above grade expansions of Moscone North, South, and Esplanade Ballroom, construction of two pedestrian bridges over Howard Street, improvements to the Yerba Buena Children's Garden Improvements, and improvements to the public realm throughout, and adjacent to, the site, including changes to the off-street loading access along Third Street. The project site is located in the C-3-S (Downtown Support) Zoning District and 340-I Height and Bulk District.

SPEAKERS: Same as item #12
 ACTION: ZA closed the PH and indicated an intent to Grant

14. [2010.0043X](#) (R. SUCRÉ: (415) 575-9108)
490 SOUTH VAN NESS AVENUE - located at the northwest corner of 16th and South Van Ness Avenue, Lot 008 in Assessor's Block 3553 - **Request for a Large Project Authorization**, pursuant to Planning Code Section 329 for the new construction of a seven-story residential building (approximately 91,611 gsf) with 72 dwelling units, ground-floor corner retail (approximately 655 sq ft), 48 off-street parking spaces, 83 Class 1 bicycle parking spaces, and common open space. Under the LPA, the project is seeking a modification of the requirements for: 1) rear yard (Planning Code Section 134); 2) permitted obstructions over streets, alleys, setbacks, yards and useable open space (Planning Code Section 136); 3) dwelling unit exposure (Planning Code Section 140); and, 4) 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
 (Continued from Regular Meeting of July 10, 2014)

SPEAKERS: = Edeion Lindo, Supervisor David Campos's Office – Support continuance
 + Philip Lessor, Project Sponsor – Would prefer the matter to be continued to the 1st meeting in September
 + Terence Parr – In favor of project

- Edward Stiel, Food not Bombs – In favor of continuance, no proper notification
- Andy Blue, Plaza 16 Coalition - One month continuance
- Roger Herrick, Redstown Building – Against the project - No proper notification
- Rick Gerharter, Redstone Labor Temple Association – One month continuance
- =Tommi Avicolli Mecca, Housing Rights Commission – One month extension/continuance
- + Morris Casey, Project Sponsor – At least two weeks continuance
- + Shawn, Project Sponsor – Residential Building Association – Support continuance

ACTION: Continued to September 4, 2014
 AYES: Wu, Fong, Antonini, Johnson, Moore, Sugaya
 ABSENT: Hillis

15. [2012.1218X](#) (D. SÁNCHEZ: (415) 575-9082)
645 TEXAS STREET - east side between 22nd and Sierra Streets; Lot 026 in Assessor's Block 4102 - **Request for Large Project Authorization**, pursuant to Planning Code Section 329 to construct a five-story mixed use building, approximately 133,300 square feet in total, with up to 91 dwelling units and approximately 600 square feet of ground floor retail. The project is seeking exceptions, pursuant to Planning Code Section 329, from the Front Setback requirement (Planning Code Section 132), Rear Yard requirement (Planning Code Section 134), the Dwelling Unit Exposure requirement (Planning Code Section 140), the Street Frontages requirement (Planning Code Section 145.1), the Off-Street Parking requirement (Planning Code Section 151.1) and to the measurement of height per Planning Code Section 102.12, 260. The project is within the Mixed Use Residential (MUR) 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.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Kim Donan, Project Sponsor – Project description
 + Jonathan, Architect – Project description
 + Andrew Shaw – Better design, fit neighborhood better
 + Raymond Rivera, Sheet metal Workers, Local 104 – Create jobs, provide needed housing
 + Peter Garza, Carpenters Union, Local 22 – Strong support for this project
 + Janet Carpinelli, Dogpatch Neighborhood Association – This project is working well, and it is going to be an asset to the neighborhood
 + Joel Koppel, Electricians – IBEW 6 – Strong support for the project
 + Tim Colen, SF Housing Action Coalition (SFHAC) – This project makes fits very well, it makes a balance livable neighborhood, great project
 + Javier Flores, Laborers Union, Local 261 –Support
 + Bruce Huie, Dogpatch Playground Chair - Support
 + (M) Speaker - Support
 + Brenna Williams – Great addition to the neighborhood
 + R.J. Ferrari, Plumbers & Pipefitters, Local 38 - Support
 + Rudy Corpuz, United Playaz – Support

- Jon Morris - Building is out of proportion with the neighborhood, way too large
- Sue Hestor – Prohibiting short term rentals

ACTION: Approved with Conditions as amended, removing references to a roof deck and for the Commission to receive a written update to the roof plan

AYES: Wu, Fong, Antonini, Johnson, Moore, Sugaya

ABSENT: Hillis

MOTION: 19218

16. [2014.0704C](#) (E. JACKSON: (415) 558-6363)
2369 MISSION STREET - east side of Mission Street, between 19th and 20th Streets; Lot 024 in Assessor's Block 3595 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 703.4(b) of the Planning Code to permit a formula retail use (d.b.a. T-Mobile) located within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, and 55-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: None

ACTION: Approved with Conditions

AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore

NAYES: Sugaya

MOTION: 19223

- 17a. [2013.0385CV](#) (J. LOOK: (415) 575-6812)
1566 32nd AVENUE - east side, between Kirkham Street and Lawton Street; Lot 034 in Assessor's Block 1877 - **Request for a Conditional Use Authorization** pursuant to Planning Code Section 303 and 209.3(f) to request a change of use from a single family dwelling unit to a child care facility (per Planning Code Section 209.3(f)), d.b.a. "San Francisco Montessori Academy". The subject property is located within a RH-1 (Residential-House, Single-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.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Marsha Garland, Representing Project Sponsor – Project description
 + Stephano – Not all Montessori schools are the same, this one is very desirable
 - Maria Contador – Cost for childcare is extremely high, no everybody can afford it
 + Joseph Vaughn, Artseed – Very impressed with not just the quality of the instruction but the care and concerns that both parties have showed to the community
 + Yutian Wong – In support
 - Lisa Ng – Traffic issue will be detrimental to the health, safety and enjoyment of the people who lives in the neighborhood
 - Katherine Wong – Will have a negative impact in their neighborhood

- Juan F. Contador – This particular project is too huge for the neighborhood
- Rosalyn Huey - The neighborhood does not need a large for profit facility, it will destroy the history and character of 32nd Avenue.
- Michael Robinson – Building plans originally submitted were incorrect, this plans does not include any noise/sound proof
- Carolyn Louie – Parking, noise, pollution and safety for the elderly in the neighborhood
- + Cheryl Morgan, Artist – Clients offer an immense service to families in San Francisco, is an amazing loving environment
- + Monica Mitchell, SF Public Library – It is an asset to the neighborhood
- Andrew Pang – Parking
- + David Armoun – Having neighborhood schools is very valuable
- Henry Lim – Against expanding in this particular area

ACTION: Approved with Conditions
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Sugaya
 MOTION: 19224

- 17b. [2013.0385CV](#) (J. LOOK: (415) 575-6812)
1566 32nd AVENUE - east side, between Kirkham Street and Lawton Street; Lot 034 in Assessor's Block 1877 - **Request for a Variance** from Planning Code Section 150 (off-street parking requirements). The subject property is located within a RH-1 (Residential-House, Single-Family) Zoning District, and 40-X Height and Bulk District.

SPEAKERS: Same as item #17a
 ACTION: ZA closed the PH and indicated he would take the matter under advisement

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.

- 18a. [2013.0051D](#) (J.LOOK: (415) 575-6812)
174 27th STREET - north side of 27th Street between Dolores Street and Guerrero Street; Lot 023 in Assessor's Block 6577 - **Mandatory Discretionary Review**, pursuant to Planning code Section 317(d) of Demolition Permit application No. 2013.12.27.5137, proposing to demolish a 1551 square foot single – family dwelling within an 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.

Staff Analysis: Full Discretionary Review
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: None
 ACTION: No DR, Approved Demo

AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Sugaya
 DRA No: 0373

- 18b. [2013.1715DV](#) (J. LOOK: (415) 575-6812)
174 27th Street - north side of 27th Street between Dolores Street and Guerrero Street; Lot 023 in Assessor's Block 6577 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317, of Building Permit Application No. 2013.12.27.5135, proposing to construct a new single family dwelling unit. The property is located within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District.
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: None
 ACTION: No DR, Approved NC as proposed
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Sugaya
 DRA No: 0373

- 18c. [2013.1715DV](#) (J. LOOK: (415) 575-6812)
174 27th STREET - north side of 27th Street between Dolores Street and Guerrero Street; Lot 023 in Assessor's Block 6577 - **Request for a Variance** from the front setback requirements (Planning Code Section 132) for the proposed new construction of a single family dwelling unit. The property is located within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: None
 ACTION: ZA closed the PH and indicated an intent to Grant

19. [2013.1620D](#) (K. BURNS: (415) 575-9112)
812 – 814 GREEN STREET –north side of Green Street, between Mason and Taylor Streets; Lot 010 in Assessor's Block 0119 – **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(e), of Building Permit Application No. 2013.11.06.1249, proposing to make interior modifications to merge two dwelling units into one unit, resulting in the elimination of one unit in an existing three unit 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 purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
 Preliminary Recommendation: Take Discretionary Review and Disapprove

SPEAKERS: None
 ACTION: Continued to September 18, 2014
 AYES: Wu, Fong, Antonini, Johnson, Moore, Sugaya
 ABSENT: Hillis

20. [2014.0786D](#) (K. BURNS: (415) 575-9112)
~~1840~~ 1804 MASON STREET - at the northeast corner of Mason Street and Union Street; Lots 048-050 in Assessor's Block 0101 - **Request for Discretionary Review** of Building Permit Application No. 2013.10.22.9927, proposing to construct a roof deck with a cornice parapet, windscreen and stair penthouse on an existing three-story, two family dwelling over commercial structure 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 purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Abbreviated Analysis

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: None

ACTION: Continued to November 6, 2014

AYES: Wu, Fong, Antonini, Johnson, Moore, Sugaya

ABSENT: Hillis

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 – 5:48 P.M.