

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

Commission Chamber - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, February 3, 2000

**1:30 PM**

### Regular Meeting

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**PRESENT:** Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Gerald G. Green - Director of Planning, Susana Montana, Hillary Gitelman, Sharon Young, Kelly LeBlanc, Linda D. Avery - Commission Secretary

#### A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.532ET (ROSETTER: 558-6326)  
PLANNING CODE AMENDMENT: MISSION ALCOHOL RUSD EXCEPTION FOR GROCERY RELOCATION. The existing Mission Alcoholic Beverage Restricted Use Subdistrict (RUSD) which is bounded by 14th Street, Potrero Avenue, Cesar Chavez Street and Guerrero Streets, prohibits any new establishment selling or serving alcoholic beverages within that district, but makes an exception for bonafide restaurants. The proposed amendment would allow an existing grocery store to transfer its liquor license to elsewhere within the RUSD, provided, 1) that it would be for the same type of license as held at the prior location; 2) that the grocery store had this license since before the effective date of the Mission Alcohol RUSD; 3) that the store relocation occurs within 24 months after the effective date of the Mission Alcohol RUSD; 4) that the new location is within 500 feet of the prior location; 5) that the proportion of the floor area devoted to alcohol sales at the new location will not be significantly increased; 6) that alcohol sales are abandoned at the former site.

(Continued from Regular Meeting of January 6, 1999).

**Note: This item was returned to the Board of Supervisors disapproved by operation of Planning Code Section 306.4(d)(3) .**

**SPEAKER(S): None**

ACTION: **None. On calendar for informational purposes only**  
2. 1999.852C (GORDON: 558-6309)  
1133 MARIPOSA STREET, south side of the street, between Texas and Mississippi Streets; Lot 23 in Assessor's Block 4001 -- Request for a Conditional Use Authorization to allow the conversion of an existing industrial building into one live/work unit in an M-1 (Light Industrial) Zoning District within the IPZ (Industrial Protection Zone) Buffer Zone, as required by Planning Commission Resolution No. 14861 (Section III). The property is in a 40-X Height and Bulk District.  
**(Proposed for Continuance to February 17, 2000).**

SPEAKER(S): **None**  
ACTION: **Continued as proposed**  
AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin**

3. 1999.578C (LeBLANC: 558-6351)  
615 HYDE STREET, northwest corner at Geary Blvd; Lot 008 in Assessor's Block 0302 -- Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District and an 80-T Height and Bulk District.  
The proposed project is the installation of six panel antennas on the facade of the existing building, and equipment in the basement of the building, as part of a wireless transmission network operated by Sprint Spectrum.  
**(Proposed for Continuance to March 29, 2000)**

SPEAKER(S): **None**  
ACTION: **Continued as indicated**  
AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin**

## B. 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. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"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))

SPEAKER(S): **Don Andrenini**  
Re: 1135 Bush St -- rated as priority one on the Planning Department 's UMB survey--meaning this building has a highest value rating. DBI has signed off on revisions to permit without re-submitting to Planning for review This has resulted in a gunite substance being allowed to cover the brick.

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

4. Commission Matters

**Mills:** - Requested staff report of UMB mentioned in public comment. & the overall UMB program.

- How was this project rated and what recourse do we have.

**Antenore:** - Also include possible measures that we might be able to take against this.

- When will job housing linkage program come back to CPC?

**D. DIRECTOR'S REPORT**

5. Director's Announcements.

**Department Budget and Work Program is scheduled to come to the Commission on February 17.**

6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

**BOS:** - Appeal of Conditional Use at 634 Los Palmos - Continued to 2/7

- Landmark status of Doggie Diner head was continued.

**BOA:** - 2836 Washington St. (Continued to 3/15 with conditions)

- 57 Arbor St. - Planning Commission upheld

- 317 Harriet - upheld Planning Commission

**E. REGULAR CALENDAR**

7. 2000.057RM

(MONTANA: 558-6313)

Initiate General Plan Map and Text Amendments, Consideration of a proposal to initiate amendments to the "Subarea Plan For Executive Park" maps and text found within the South Bayshore Plan Element of the General Plan to facilitate the development of a mixed use community on the approximately 70 acre planned unit development approved as a Conditional Use in 1985 and 1992. The Executive Park Subarea encompasses Lots 65, 74, 75, 85, 86, and 88/90 of Assessor's Block 4991 and is generally bounded by U.S. Highway 101 to the west, Harney Way to the south, Jamestown Avenue to the southeast, and Bay View Park Road to the north, near Candlestick Park in the City. The maps of the General Plan that would be considered for amendment are: (1) The map entitled "Figure 18 San Francisco Executive Park Land Use Plan" found on page II.9.51 of the South Bayshore Area Plan, to be amended to clarify the various land uses to be developed within the subarea; (2) " Figure 19 San Francisco Executive Park Auto Access" on page II.9.52 of the South Bayshore Area Plan and "Figure 20 San Francisco Executive Park Auto Egress" on page II.9.53 of the South Bayshore Area Plan would be combined into a single "Figure 19: San Francisco Executive Park Auto Access" map which would eliminate an extension of Executive Park West through City of Brisbane jurisdiction to Harney Way and reconfigure that street to remain within San Francisco jurisdiction to Harney Way; (3) "Figure 21 San Francisco Executive Park: Urban Form Plan" would be amended to show a more simple height and bulk zones for the project in a re-numbered "Figure 20: San Francisco Executive Park Urban Form Plan" consistent with the new Figure 18; and (4) Various portions of the text of the Subarea Plan For Executive Park would also be amended to (a) create a new Urban Design policy for the subarea and include several new urban design guidelines

throughout the various text sections of the subarea plan; (b) add text to reinforce the Town Center concept for retail space and an outdoor plaza gathering place for workers, residents and visitors to meet, communicate and develop a sense of community; (c) seek to preserve the 26 acre open space in a natural environment with the least amount of further grading to accommodate public trails, yet which will provide at least one scenic vista point to enjoy the view of the Bay; (d) seek to strengthen transit use by workers and residents of the area; (e) seek to minimize single occupant vehicle use by area workers and residents or, at a minimum, seeks to encourage joint use of parking resources by sharing these facilities with workers, residents and area recreational users; and (f) allow the configuration of the extension of Executive Park Boulevard to remain within the jurisdiction of the City & County of San Francisco rather than extend into the jurisdiction of the City of Brisbane in order to connect to Harney Way. The Planning Commission will consider initiation of these amendments on February 3, 2000 and, if so initiated, would schedule a public hearing for some time in February or March 2000 to consider the adoption of these amendments.

SPEAKER(S): **(+) John Sanger**, representative for Universal Paragon Corporation,  
- When initiating this amendment, it is necessary for the Commission to be specific on setting the intended hearing date at this time even though it might be further out.

**(-) Fran Martin, Visitacion Valley,**

- Concerned about traffic impacts and quality of life in our neighborhoods
- Community should have input in what is developed at Executive Park

**(-) Don Berton, President Little Hollywood Association,**

- provide a traffic plan--there are transportation issues
- Environmental Impact Report is 25 years old

ACTION: **Approved**

AYES: **Theoharis, Antenore, Chinchilla, Joe, Richardson, Martin**

NAYES: **Mills**

RESOLUTION No: **14978**

8. 96.223E (GLASNER: 558-6424)  
PENINSULA WATERSHED MANAGEMENT PLAN. Public hearing, to receive comment on the Draft Environmental Impact Report (EIR) for the Peninsula Watershed Management Plan. The Watershed Management Plan would provide comprehensive policies and actions for managing the land and resources of the 23,000 acre Peninsula Watershed, located in central San Mateo County, owned and administered by the San Francisco Public Utilities Commission Water Supply and Treatment Division. The Watershed stores and provides water for homes and businesses in San Francisco and portions of San Mateo, Alameda and Santa Clara Counties. The Draft EIR analyzes at a programmatic level the potential environmental impacts of various activities and development projects that could occur under the policies of the proposed Management Plan. Written public comments on the Draft EIR will be accepted until 5:00 p.m. on February 4, 2000.

SPEAKER(S): **Mike Nevan, Supervisor, County of San Mateo,**  
-concerned about the protection and integrity of our water  
**Margaret Ropper, Fish and Game Department,**  
- concerned about species habitat fragmentation impact  
**Libby Armanino,**  
- concerned about the quality of our lives--we should be allowed the privilege of trail riding and hiking.  
**George Sublett,**

- wants to insure the protection of wild life
- Ada Quinn,**
- concerned about water quality and species mitigation
- Jane Lancaster,**
- wants adequate protection of endangered species
- Doug Kerseg,**
- ridge trail will make a valuable asset for the citizens of the bay area
- Robert Greene,**
- this will have an impact along ridge trail
- Ernest Meissner,**
- implement reasonable mitigation measures to safeguard environment and water supplies.
- John Gerleman,**
- support Crystal Springs be open to the public
- Sue Smith,**
- protect habitat, water quality and resources
- Jim Spalding,**
- concerned about protection of habitat
- Michael Kelly,**
- need to share the resources and work to manage our trail systems
- David Newhouse,**
- trail should be open to public
- Sheryl Davis,**
- improve our efforts by educating the public about nature, and to protect our natural resources
- Doris Lindsors,**
- make trail safe to the hikers
- Paul Mazza,**
- maintain water quality
- Kathy Hatcher,**
- have trail hours open to the public
- Andrew Dugrsea,**
- concerned about water management and quality
- Ruth Grabanis,**
- hikers do not affect the wild life
- protect our water supply
- Art Jansen,**
- public access can bring direct impact to water quality
- Carol Hamdy,**
- concerned about water protection
- Bill Nolan**
- concerned about water quality
- Mike Krasilnikoff**
- people would not create any adverse impact on the environment
- Amy Myers,**
- concerned about water contamination
- Bill Long,**
- monitor environmental impact from trail users
- Michael Finn,**
- concerned about water supply

ACTION: **Meeting held to receive public comment only. At the close of the Public hearing, no further action required.**

9. 1999.664C (BANALES: 558-6339)  
**135 DORE STREET**, east side, south of Folsom Street, Lot 66 in Assessor's Block 3519 -- Request for Conditional Use authorization to allow a building expansion consisting of two live/work units in a Mixed Use Buffer Zone, pursuant to Planning Commission Resolution No. 14861. The subject property is within a Service, Light Industrial, Residential District (SLR) and 50-X Height and Bulk District.  
(Continued from Regular Meeting of January 27, 2000)

**ITEM ON CALENDAR IN ERROR**

10. 1999.463C (YOUNG: 558-6348)  
**745 CLEMENTINA STREET**, east side between 8th and 9th Streets; Lot 33 in Assessor's Block 3729: Request for Conditional Use Authorization to demolish an existing industrial building to allow the construction of two live/work units in an SLR (Service/Light Industrial/Residential) Zoning District within the Mixed Use Buffer Area as required by Planning Commission Resolution No. 14861 (Section IV). The property is in a 50-X Height and Bulk District.

SPEAKER(S): **(+) Jay Blakesberg**, property owner, needs to expand his building, to be able to live and work.

**(+) Young Wong**, project architect -- described design of project

**(-) Omar Perez**, notices were not posted within the time frame. Project is not within context of the neighborhood.

**(-) John Peterson**, project is too large. Concerned about light, air, and privacy. Would like to meet with project sponsor and discuss alternatives to the proposed project.

ACTION: **Approved**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Richardson, Martin**

NAYES: **Joe**

MOTION No: **14979**

11. 1999.723C (LeBLANC: 558-6351)  
**706 POLK STREET**, northeast corner at Eddy Street; Lot 014 in Assessor's Block 0740 -- Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District and an 80-T Height and Bulk District.

The proposed project is the installation of six panel antennas on the facade of the existing building, with equipment on the roof of the building screened from view, as part of a wireless transmission network operated by Sprint Spectrum. Preliminary Recommendation: Approval

SPEAKER(S): **(+) Anthony Lowlo**, represents Sprints PCS, gave a description of project.

**(-) Maureen Reed**, protested the erection of the antennas. These antennas are proved to be health hazards.

ACTION: **Approved**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin**

MOTION No: **14980**

**ATAPPROXIMATELY 4:45 P.M., THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.**

12. 1999.653D (MIRAMONTES: 558-6348)  
2515 SCOTT STREET, west side between Pacific Avenue and Broadway, Lot 003 in Assessor's Block 0961 -- Staff-initiated Discretionary Review of BPA No. 9913295, proposing to convert a five-unit building to a single-family dwelling in a RH-1(D) (House, One-Family, Detached) District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of December 16, 1999).

SPEAKER(S): **None**

ACTION: **Without hearing, continued to 3/2/00**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin**

13. 1999.639D (ARCE: 558-6332)  
265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

SPEAKER(S): **(-) John Horton**, won't have any privacy. Project would degrade the value of the neighborhood.

**(-) Jerry Cantou**, has traffic flow and safety concerns.

**(-) David Hooper**, concerned about the traffic hazards.

**(-) Gene Kaplan**, this is very dangerous intersection. This will be a death trap.

**(-) Bruce Hoffman**, project is out of proportion to the whole neighborhood. Plans do not show the true height of the property.

**(-) Anthony Sacko**, concerned about traffic.

**(+) Daniel Page**, owner of subject project -- described project.

ACTION: **Public hearing closed. Continued to 2/17/00 to address traffic concerns.**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin**

14. 1999.685D (WANG: 558-6335)  
719 PERU AVENUE, east side between Val Mar Terrace and Avalon Avenue, Lot 024 in Assessor's Block 5943 -- Request for Discretionary Review of BPA No. 9911897, proposing to construct a two-story-over-garage plus basement single-family dwelling on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

SPEAKER(S): **(-) Justin**, (helped by a translator), height of building blocks the light well in the kitchen.

**(+) Van Ly, project architect**, gave a description of revised plans.

ACTION: **No D.R. Approved as proposed**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin**

Adjournment: **5:40 P.M.**

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, APRIL 13, 2000.**

SPEAKER(S): **None**  
ACTION: **Approved**  
AYES: **Theoharis, Mills, Antenore, Richardson, Joe**  
ABSENT: **Chinchilla, Martin**

