

# 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, November 6, 2014**  
**12:00 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WU AT 12: 06P.M.**

**STAFF IN ATTENDANCE:** John Rahaim – Planning Director, Alexandra Kirby, Mary Woods, Carly Grob, Tim Frye, John Swae, Marcelle Boudreaux, Glenn Cabreros, 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. 2014.0966T (K. DISCHINGER: (415) 558-6284)  
2013 CITYWIDE NEXUS STUDY - Pursuant to Planning Code Section 302, Planning Commission consideration of a Resolution to **Initiate Planning Code Amendments and schedule a future hearing** to adopt the San Francisco Citywide Nexus Analysis supporting existing development fees, including fees in the Downtown and other Area Plans, to cover impacts of residential and commercial development in the areas of recreation and open

space; pedestrian and streetscape improvements; childcare; and bicycle infrastructure; making findings related to all of the fees in Article IV generally and certain development fees supported by the Nexus Analysis specifically; and making environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Preliminary Recommendation: None - Informational  
(Continued from Regular Meeting of October 2, 2014)  
**(Proposed for Continuance to November 13, 2014)**

SPEAKERS: None  
ACTION: Continued to December 4, 2014  
AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

2. 2014.0156T (M. MOHAN: (415) 575-9141)  
REASONABLE MODIFICATION LEGISLATION - Adoption of Reasonable Modification Legislation, **Amendments to the Planning Code** - to establish a process for making and acting upon requests for reasonable modifications for Persons with Disabilities to seek fair housing. The process will be established under Planning Code Section 305 under two procedures. The first procedure will be considered under an administrative variance procedure for ramps, parking without a structure, elevators, and habitable space within the permitted building envelope. All other requests will proceed under the standard variance procedure. Applicants will be required to provide grounds for the modification as well as documentation describing why the modification is necessary.  
**(Proposed for Continuance to November 20, 2014)**

SPEAKERS: None  
ACTION: Continued to November 20, 2014  
AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

3. 2014.0799C (L. AJELLO: (415) 575-9142)  
3600 GEARY BLVD - northwest corner of Palm Avenue; Lot 018 in Assessor's Block 1061 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303(c), 303(i), 307(i), 703.4 and 712.40 to establish a Formula Retail pharmacy store (d.b.a CVS Pharmacy) within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 80-A 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: Pending  
**(Proposed for Continuance to November 20, 2014)**

SPEAKERS: None  
ACTION: Continued to November 20, 2014  
AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

4. 2014.1237Z (D. SANCHEZ: (415) 575-9082)  
ZONING MAP AMENDMENT – 1600 CORTLAND AVENUE - Ordinance amending the Zoning Map, to re-zone the property located at 1600 Cortland Avenue (Assessor's Block No. 5691, Lot No. 040) from C-M (Heavy Commercial) to PDR-1-G (Production, Distribution and

Repair: General); and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Preliminary Recommendation: Approve

**(Proposed for Continuance to December 4, 2014)**

SPEAKERS: None

ACTION: Continued to December 4, 2014

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

- 5a. 2014.0567BC (B. BENDIX: (415) 575-9114)  
2101 MISSION STREET - southeast corner of the Mission and 17<sup>th</sup> Street intersection, Lot 091 in Assessor's Block 3575 – **Request for Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 736.65 and 736.70 to (1) legalize the establishment of a 14,059 square-foot administrative services use (d.b.a. Crowd Flower); (2) establish two additional administrative services uses of 5,613 square-feet and 675 square-feet, each; and (3) add an administrative services use to the existing trade shop (d.b.a. Studio 17), increasing the tenant space to 25,486 square feet. The subject property is located in the Mission Neighborhood Commercial Transit (NCT) 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.  
**(Proposed for Indefinite Continuance)**

SPEAKERS: None

ACTION: Continued Indefinitely

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

- 5b. 2014.0567BC (B. BENDIX: (415) 575-9114)  
2101 MISSION STREET - southeast corner of the Mission and 17<sup>th</sup> Street intersection, Lot 091 in Assessor's Block 3575 - **Request for Office Development Authorization** pursuant to Planning Code Sections 320 and 321, for 48,375 gross square feet of office use from the Office Development Annual Limit. The subject property is located in the Mission Neighborhood Commercial Transit (NCT) 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.  
**(Proposed for Indefinite Continuance)**

SPEAKERS: None

ACTION: Continued Indefinitely

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

6. 2014.0786D (K. BURNS: (415) 575-9112)  
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  
 (Continued from Regular Meeting of August 14, 2014)  
**WITHDRAWN**

SPEAKERS: None

## 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. [2014.1308Q](#) (A. KIRBY: (415) 575-9133)  
1041 – 1051 OAK STREET - south side of Oak Street between Divisadero and Scott Streets; Lot 034 in Assessor's Block 1217 - Request for **Condominium Conversion Subdivision** to convert a three-story, two-unit front building and a two-story, four-unit rear building into residential condominiums within 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.  
 Preliminary Recommendation: Approve
- SPEAKERS: None  
 ACTION: Approved  
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards  
 MOTION: 19268
8. [2014.0552CE](#) (M. WOODS: (415) 558-6315)  
3008 – 3010 GEARY BOULEVARD - north side between Blake and Cook Streets; Lot 019 in Assessor's Block 1067 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303(c), 303(k), and 703.2(b) to allow the conversion of a movie theatre use (Bridge Theatre) to a personal service use for a baseball academy (d.b.a. San Francisco Baseball Academy) with accessory office, retail and café uses within a NC-3 (Moderate-Scale Neighborhood Commercial) 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: None  
 ACTION: Approved with Conditions  
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards  
 MOTION: 19269
9. [2013.0255C](#) (C. GROB: (415) 575-9138)  
620 JONES STREET - east side, between Geary Street and Post Street; Lot 036 in Assessor's Block 0305 - Request for **Conditional Use Authorization** to amend an existing condition of

approval associated with the bar and restaurant doing business as Jones, which would extend the permitted hours of operation of the existing outdoor activity area from 12:00 a.m. to 2:00 a.m. within a RC-4 (Residential, Commercial, High-Density) Zoning District, North of Market Residential 1 Special Use District, and 80-T–130-T Height and Bulk District. No exterior or interior alterations are proposed. 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 October 23, 2014)

SPEAKERS: + Jordan Langer – Sponsor presentation  
- Jim Sitelli – Hours of operation, former agreement

ACTION: After being pulled off of Consent, hearing and closing public comment;  
Approved with Conditions as amended to include:

1. More soundproofing research for improved methodologies of reducing noise; and
2. A six month written performance update, and a hearing on May 7<sup>th</sup> if necessary.

AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards  
MOTION: 19270

## C. COMMISSION MATTERS

### 10. Consideration of Adoption:

- [Draft Minutes for October 16, 2014](#)

SPEAKERS: Dino Adelfio - suggestions  
ACTION: Adopted  
AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

### 11. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### **Commissioner Antonini:**

I can't go, let the day pass without making some positive remarks about the Giants, but not just that they won the World Series, but their motto was "Giant Together," and I think it was very appropriate. If you listen to the parade and the speeches, very many of the players and others not only just thanked the fan base, but thanked the City of San Francisco and the people of San Francisco specifically, and they do typify a group that is part of the community. As you know, many of the players live in the City during the season, as does Bochy and Sabean, right by, so they are around, you see them and they do, they're an active part of San Francisco, so that's really gratifying to see and I think that part of the, it's a symbiotic relationship between the fans and the people and the team, when you

have that kind of relationship. So, a wonderful event and certainly very well done on part of the team and all concerned.

## D. DEPARTMENT MATTERS

### 12. [Director's Announcements](#)

#### **Gil Kelley, for Director Rahaim:**

Just one brief announcement, and that is the Department's new Permit Tracking System went live on October 20<sup>th</sup>, so we are two weeks into it. It seems to be working well so far and I think Director Rahaim will give a further report at the next meeting, but I just wanted to report that. It's been years in the making and it's nice to see that is finally up and running. Building Department will come on probably sometime after the first of the year.

SPEAKER: Allen Grossman – Availability of PPTS on the Department's website

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

#### **LAND USE COMMITTEE:**

There were no items concerning the Planning Code or Planning Department at the Land Use hearing this week, however there were several items at last week's Committee hearing.

**10/27/14**

- **130788 and 140844 Planning Code - Formula Retail and Large-Scale Retail Controls. Sponsor: Department and Supervisor Mar.** Supervisor Mar sponsored the Planning Commission's Ordinance with several amendments, while tabling his Ordinance. By doing this he included many good government measures included in the Department sponsored legislation that are intended to reduce redundancies and ambiguity in the Code.
- The proposed amendments to the Department's sponsored Ordinance included:
  - Retain the threshold number of 11
  - Codify the Upper Market NCT method for calculating FR concentrations for all CU
  - Delete the requirement that the Economic Impact Study include an analysis of impacts to permanent employment in the impact area (on the advice of the econ consultant)
  - Require the Economic Impact Study for FR uses over 20,000 sf as part of FR CU, excepting grocery stores
  - Require 30 day public notice for FR CUs
- Supervisor Weiner made additional amendments to the Ordinance, which include:
  - Codify the requirement that staff recommend disapproval of FR application when the concentration is over 20% in the Upper Market NCT (this is currently Commission Policy and not codified)
  - Remove Business and Professional services from the list of FR uses
  - Reinitiate the CU requirement for Financial and Limited Financial service in the Castro NCD, Upper Market NCT and 24th Street – Noe NCD. (This change only impacted non FR uses.)

- Added a grandfathering clause for any application made to the City prior to 10/24/14 to be under the old ordinance
- The committee then duplicated the file and added 2 additional amendments to the duplicated file. The duplicated file will come back to the Planning Commission for your review and consideration. Those two amendments include:
  - Making Supervisor Weiner's subsidiary interim controls permanent – these controls require a CU when a business alters one or more features to be exempted from FR controls after the Department has already deemed it a FR Use; and
  - Exempting personal and financial services from FR if they are located at upper floors.
- With that the item was sent to the full board with recommendation.
- **120881 Planning Code, Zoning Map - Uses, Conformity of Uses, Parking Requirements for Uses, and Special Use Districts (Starr).** Otherwise known as the NE Ordinance, this Ordinance made a number of changes to parking, use, and sign controls primarily in the NE area of the city. Portions of this Ordinance have already been adopted by the Board and integrated into the Planning Code, which some parts, such as sign controls and issues dealing with Port Property, have not been to the Land Use Committee yet. The Ordinance that was before the Committee this week dealt the following issues:
  - Facilitating the conversion of historic buildings and nonconforming uses in existing buildings to housing.
  - Updating the requirements for accessory uses in Commercial and Residential Commercial districts.
  - Rationalizing changes of use in NC districts.
  - Making parking requirements consistent in transit-rich certain districts of the city.
  - Discouraging above ground parking and excess parking in the transit rich C-3 districts.
  - Modifying streetscape improvement requirements; and
  - Improving the organization of the Planning Code, and remove outdated provisions.

This Commission held multiple hearings on this Ordinance, eventually splitting up the 540 page Ordinance into 3 different phases. The Commission heard the issues taken up by the LU Committee this week in May 2012 as part of Phases 2 and 3. For both Ordinances, the Planning Commission voted to recommend approval of the ordinances with modification. All of the Commission's recommended modifications were incorporated in the revised Ordinance that was before the LU Committee this Monday. At that hearing, there was no public comment and no questions or comments from the Committee members. The Committee voted to recommend this item to the Full Board.

#### **FULL BOARD OF SUPERVISORS:**

**October 28**

- **140804 Arcades in the Haight NCD.** This item would principally permit Amusement game arcades in the Haight Street NCD. This item passed its second read and is now awaiting the Mayor's signature.

- **120814 120796 Divisadero and Fillmore Street NCD.** These Ordinances would create new named commercial districts on Divisadero and Fillmore Street both passed their first read.
- **141006 Interim Zoning Controls 2nd Street Ground Floor.** This is a resolution imposed interim zoning controls that require conditional use authorization for new office uses facing 2nd Street, from King to Folsom Streets, for eighteen months. As you are probably aware, this is as an interim control so the Ordinance will not be before you for a recommendation. This resolution was adopted by the Board and will remain effective 18 months once mayor signs it.
- **141023 Development Agreement - 181 Fremont Street, Transbay Redevelopment Project Area (Guy).** This Ordinance would allow the proposed development at 181 Fremont to pay an in lieu fee to meet their affordable housing requirement instead of having the units onsite. Passed First Read

#### November 4

- **120796 120814 141023 Divisadero Fillmore NCDs, and the Development Agreement for 181 Fremont Street,** all received their second and final read and are awaiting the Mayor's signature.
- **120881 Planning Code, Zoning Map - Uses, Conformity of Uses, Parking Requirements for Uses, and Special Use Districts.** The NE Ordinance passed its first read with no comment from the Supervisors.
- **140844 Planning Code - Formula Retail and Large-Scale Retail Controls.** At the Board, an additional amendment was introduced by Supervisor Weiner to clarify the grandfathering clause to be specific to complete applications made to the Planning Department. This was deemed a non-substantive change and the Ordinance was unanimously passed by the Board on First Reading.
- **141046 Public Hearing - Appeal of Conditional Use Authorization - 395-26th Avenue.** Continued to November 25
- **141064 Public Hearing - Appeal of Conditional Use Authorization - 115 Telegraph Hill Boulevard.** Continued to November 18
- **141068 Public Hearing - Appeal of Conditional Use Authorization - 431 Balboa Street.** The Board did hear the CU appeal for 431 Balboa Street brought by residents regarding the Planning Commission's approval of an AT&T Mobility macro Wireless facility. Residents raised concerns similar to those raised during public testimony before the Planning Commission regarding potential health effects of RF emissions, whether the facility is needed to meet a gap in service, and the aesthetic effects of the antennas and screening measures.

Residents and Supervisor Marr, whose district the facility is proposed in, raised further concerns regarding potential building code violations, how RF standards would affect surrounding properties and the effects of RF emissions on neighborhood restaurants, childcare centers and schools in the area. Residents also raised concerns regarding the notification process.

Lastly, Supervisor Marr discussed with staff and the Project Sponsor, deployment alternatives if the site was denied, to which staff provided examples of scenarios, such as the carrier choosing a similar preference, though lower building height location nearby, or as an alternate pursuing a wider number of antennas and equipment boxes within the public right of way on wooden poles where the City



has more limited jurisdiction over siting and design. The carrier indicated their likely recourse would be litigation if the site was denied. Supervisor Marr made a motion to uphold the appeal and deny the CU, but the CU failed to obtain the supermajority required to overturn the Commission's approval, with 5 votes in support. Though not required, a subsequent motion by Supervisor Farrell to approve the CU was ultimately approved by the Board with 6 votes in support.

**INTRODUCTIONS:** There were no introductions this week.

**BOARD OF APPEALS:**

No Report

**HISTORIC PRESERVATION COMMISSION:**

The HPC reviewed and approved the Certificate of Appropriateness for new retail structures within the recessed arcade at the Ferry Building. The HPC also approved a rear horizontal addition within the Liberty Hill Landmark District and the HPC provided review and comment for the 5M Draft EIR.

**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:** Dino Adelfio – Growing greener cities  
Anastacia Gluckstein – Natural areas program  
Jim Sitelli – Tenderloin parklets noise, smoking, rideshare parking spaces  
Jim Meko – Western SOMA street planning

**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.

14. (T. FRYE: (415) 575-6822)

[ARCHITECTURAL HERITAGE CULTURAL ASSETS REPORT](#) - Sustaining San Francisco's Living History. San Francisco Architectural Heritage will give an **Informational Presentation** of its report on strategies for conserving cultural heritage assets.

Preliminary Recommendation: None - Informational

**SPEAKERS:** + Mike Buhler – SF Heritage presentation  
+ Desiree Smith – Cultural heritage

**ACTION:** None - Informational

15. [2013.1517ME](#) (J. SWAE: (415) 575-9069)  
**URBAN FOREST MASTER PLAN (PHASE 1: STREET TREES)** - Consideration of adoption of **General Plan Amendment**. Staff will request the Commission to consider approving a Resolution amending the San Francisco General Plan (Recreation & Open Space Element), pursuant to San Francisco Charter Section 4.105, Planning Code § 340(c) and § 306.3, to adopt the San Francisco Urban Forest Plan Master Plan (Phase 1: Street Trees) by reference. The Urban Forest Plan (Phase 1: Street Trees) includes policies and strategies to proactively manage and grow the city's street tree population.  
 Preliminary Recommendation: Adopt
- SPEAKERS:     - Dee Silligan – Citywide canopy  
                   - Allen Grossman – Opposed  
                   + Dan Flannigan – Support  
                   - (F) Speaker – “Other vegetation”  
                   - Erik Brooks – Shrubs should not be considered trees  
                   - Jake Sig – Not ready for general plan  
                   - Anastacia Glickstein – In agreement with previous speakers
- ACTION:       After hearing and closing public comment, Continued to November 20, 2014 with direction to staff to:
1. Develop a Glossary with definitions of terms related to trees and foliage throughout the document; and
  2. Create a financial management matrix with property versus non-property based mechanisms.
- AYES:           Wu, Antonini, Johnson, Moore, Richards  
 NAYES:         Fong, Hillis
16. [2014.0206C](#) (M. BOUDREAUX: (415) 575-9140)  
**1963 OCEAN AVENUE** - cross streets Ashton St and Victoria Ave; Lot 020 in Assessor's Block 6915 – Request for **Conditional Use Authorization**, Authorization pursuant to Planning Code Section 303, 737.69 and 737.24, to allow establishment of a Tobacco Paraphernalia Establishment retail use (d.b.a. Happy Vape) to include e-cigarette sales at the ground floor and a steam stone hookah lounge at the basement level, in a vacant retail space. The site is within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District, and 45-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.  
 Preliminary Recommendation: Approve with Conditions
- SPEAKERS:     + Stephan Cosselatto – Project introduction  
                   + Blake He - Project presentation  
                   - Anita Theoharis – Balboa Area plan  
                   = Doug Wong – Read a letter of determination into the record  
                   - Les Plak – Do not need another tobacco outlet  
                   - Albert Karras – FDA, DPH, BoS, unhealthy product  
                   - Carollen Karras – Negative health impacts  
                   + Tim Zarakotas – Support the business plan  
                   - Anne Chen – Ocean Avenue Association letter, does not conform with Balboa Park Plan  
                   + Ronald Xie – New businesses, personal choices

- + Derrick Lam – E-cigarette convert
- + Dwong Nhu – Ocean Avenue corridor safety
- + Janice Ching – Former heavy smoker
- + Patricia Newhausan – Alternatives to nicotine levels
- + Mathew – Entrepreneurship
- + Jessica Foster – Eliminate cigarette butts, good business, filling a vacancy
- + Ron Lee – Wonderful project
- + Christopher Gonzalez – Review for the neighborhood and the City
- Irene Crepes – Flavors to entice youth
- Patty Ryan – Not desirable, over 100 signatures
- Yetta Gage – 250 signatures, next time
- + Zhi – fire, second hand smoke
- + Arthur – Quitting smoking is a transition
- + (M) Speaker – Diversity on Ocean Avenue, assistance to quit smoking
- + Pablo Vasquez – Second hand smoke, alternative to cigarettes
- + (M) Speaker – Second hand smoke

ACTION: Approved with Conditions as amended to include:

1. An ID reader and signage at the front entry;
2. No outdoor tasting and/or loitering;
3. Limiting the hours of operation to 10 pm;
4. A Community Liaison; and
5. A six month performance update.

AYES: Wu, Fong, Hillis, Johnson, Moore

NAYES: Antonini, Richards

MOTION: 19271

## 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.

17. [2013.1799D](#) (M. BOUDREAUX: (415) 575-9140)  
**1608 DOLORES STREET** - the Request is for a **Mandatory Discretionary Review** of Building Permit Application No. 2013.11.27.3000. The proposal involves moving the front wall of the existing building forward, expanding the side walls to the side property line, adding a rear addition, and increasing the height by two-stories. The work is tantamount to demolition. The work will maintain the existing number of dwelling units (3 units), by reconfiguring floor plans to establish one unit per floor level. A three-car garage will be introduced at ground level. 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: None

ACTION: Continued Indefinitely

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

18. [2013.0423D](#) (G. CABREROS 415-558-6169)  
520 EL CAMINO DEL MAR - north side between 28<sup>th</sup> Avenue and Sea Cliff Avenue; Lot 013 in Assessor's Block 1308 - Request for **Discretionary Review** of Building Permit Application No. 2013.04.11.4257, proposing to lift the existing two-story-over-basement, single-family residence two feet to create habitable space at the existing basement level and to create an additional level below the basement to include a three-car garage in a RH-1(D) (Residential House, One-Family, Detached) Zoning District and 40-C Height and Bulk District. The project includes a rear horizontal addition and façade alterations. The existing driveway entry along El Camino del Mar is proposed to be closed, and vehicular access to the proposed garage would be provided via the shared driveway easement at the rear of the subject building. A request for side and rear yard variances for the project (Case No. 2013.0423V) was heard by the Zoning Administrator on May, 27, 2014. A variance decision is pending. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.  
 Staff Analysis: Abbreviated Discretionary Review  
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: - Tracy Zill – DR presentation  
 - Maria Gonzalez – DR presentation continued  
 + Tom Tunny – Sponsor presentation  
 + Chris Durken – Small addition  
 + Shiela Schroeder - Support  
 ACTION: No DR Approved as Proposed  
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards  
 DRA No: 0390

## 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 – 5:46 PM