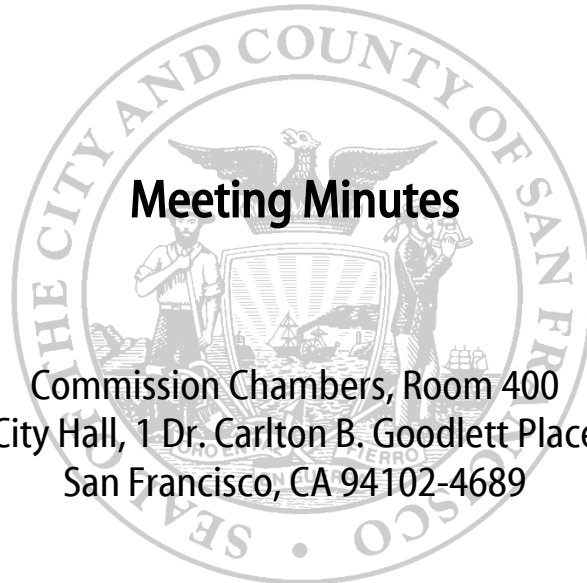


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, June 13, 2019
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 1:04 PM

STAFF IN ATTENDANCE: Aaron Starr, Diego Sanchez, Mary Woods, Jacob Bintliff, Ella Samonsky, Maia Small, Veronica Flores, Celina Chan, Seung Yen Hong, Wade Wietgreffe, Sharon Young, Bridge Hicks, Nick Foster, John Rahaim – Planning Director, 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 requests 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.

10. [2016-003994CUA](#) (C. TOWNES: (415) 575-9195)
55 BELCHER STREET – east side of Belcher Street between 14th Street and Duboce Avenue; Lots 098, 099, 100 in Assessor’s Block 3537 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.7, 207(a), 209.4, 303, 303(r) to merge three lots into one lot (10,603 square foot) for the construction of an approximately 27,406

square foot, four-story building, up to 40 feet tall with 25 residential dwelling units, 12 off-street parking spaces, and 25 bicycle parking spaces. The subject property is located within a RTO (Residential Transit Oriented) 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 San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: John Kevlin – Continuance
David Troup – Support for continuance
ACTION: Continued to July 11, 2019
AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore
ABSENT: Richards

B. COMMISSION MATTERS

1. Commission Comments/Questions

President Melgar:

So, I just had a question for staff and that was about the organizing that neighbors are doing to get a Green Benefits District around Dolores Park in it's fairly large and encompasses Valencia Street up to Market Street. And so, while I realize it's not a commission issue I do think it has some land use implications. So, I think it would be great if we could have an informational and have some discussion about it. Thank you.

C. DEPARTMENT MATTERS

2. Director's Announcements

John Rahaim, Planning Director:

Well, only one announcement Commissioners. Last week we had the honor of, the Department had the honor of getting a couple of awards from the Northern California Chapter of the American Planning Association. We received an award for the Central SoMa Plan. We also received an award for the recent policy change to eliminate parking requirements citywide, which you all supported, which the Board supported. And thirdly, one of our planners, Veronica Flores received an award as a New Emerging Young Planner for the City, so we were very proud of her and very proud of all the awardees in the Department. So, we just wanted to make that announcement and congratulate everyone. Thank you.

President Melgar:

Congratulations to you Director. Great achievements, thank you.

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

Aaron Starr:

Land Use Committee

- No Planning Department Items

Full Board

- [190391](#) Administrative Code - Requirements for Mills Act Applications. Sponsor: Peskin. Staff: Taylor. PASSED Second Read
- [181107](#) Planning Code - Landmark Designation - 524 Union Street (aka Paper Doll). Sponsor: Historic Preservation Commission. Staff: Ferguson. Passed First Read
- [181153](#) Planning Code - Regional Commercial and Folsom Street Neighborhood Commercial Transit Districts, Arts Activities and Nighttime Entertainment Uses. Sponsor: Haney. Staff: D. Sanchez. Passed First Read
- [181156](#) Planning, Business and Tax Regulations Codes - Accessory Dwelling Units in New Construction. Sponsor: Safai. Staff: Flores. Passed First Read

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – 48 Hills, demo calcs, RH-1
 Mark Brennan – Everson Street development
 Corey Smith – Office moratorium
 Dick Frisbee – 3333 California
 Ozzie Rohm – 135 Hyde affordable housing
 John Elberling – Prop M projection
 Steve Zelser – Corruption

E. 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.

5. [2018-013861PCAMAP](#) (D. SANCHEZ: (415) 575-9082)
OCEANVIEW LARGE RESIDENCE SPECIAL USE DISTRICT – Planning Code and Zoning Map Amendments introduced by Supervisor Safai to create the Oceanview Large Residence Special Use District (the area within a perimeter established by Interstate 280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue, Geneva Avenue, and Interstate 280), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the District; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Diego Sanchez – Staff report
 + Sup. Safai – Proposed amendments
 + Steven Currier – Support
 + Mark Romero – Example of bad actors
 + Yuki Choi – Grant houses
 = Steve Zelser – Violation of Planning rules
 + David Hooper – Support

ACTION: Approved as Proposed

AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: [20463](#)

4. [2015-007816CUA](#) (M. WOODS: (415) 558-6315)
 400-444 DIVISADERO STREET AND 1048-1064 OAK STREET – northeast corner at Divisadero and Oak Streets, Lots 004, 005, 017, 018, and 019 in Assessor’s Block 1216 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 304 to allow a Planned Unit Development (PUD) to demolish an automotive service station, a car wash, and 3 dwelling units and construct a 3- to 6-story building with 184 dwelling units, approximately 8,100 square feet of commercial/retail use, 57 parking spaces, and 184 bicycle spaces, totaling approximately 150,000 square feet. The existing two-unit building at 1060-62 Oak Street would be retained and relocated 49 feet to the east. The proposal includes PUD modifications for rear yard (Section 134), bay window projections over streets (Section 136), and dwelling unit density increase in the RH-3 Zoning District (Section 209.1); and CU for development lot size (Section 121.1), conversion of a service station (Section 202.5), demolition of residential units (Section 317), and bulk exception (Section 271). The project site is located in a Divisadero Street NCT (Neighborhood Commercial Transit) District, a RH-3 (Residential, House, Three-Family) District, and 65-A and 40-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on May 16, 2019)

SPEAKERS: = Mary Woods – Staff report
 + C. J. Higglely – Project presentation
 + David Kriozere – Project presentation
 + Wil Duncan – Design presentation
 + Giselle Gyalzen – Support
 + Kyle Huey – Support
 - David Woo – Plan with the community
 - Shana Soulis – Underground stream, more affordable housing
 - Isaac Johnson – Historic resource, retaining wall
 = Debra Esters – Bicycle route
 + Kevin Burke – Support
 + Coach Murray – Support
 + Tim Suffert – Time to build
 + Ted Bartlett – Housing
 - Tes Wellborn – Affordable housing
 - Renee Curran – Opposition
 - Ozzie Rohm – Affordability
 + Patrick O’Brien – Support
 - Dean Preston – Process, funding
 - Otto Pippenger – Affordable housing
 + Sarah Akkoush – Support
 - Richard Kay – Increase affordability
 + Julian Mackie – Support
 + Charles Higgins – Support
 + Michael Krause – Support
 - Hope Williams – Opposition, affordable housing

- Emma Stearns – Opposition, affordable housing
- + Rachael Fishman – Support, more housing
- + Gio Costa – Support
- + Chris Cook – Support
- + Chris Davis – Support
- + Corey Smith – Carbon emissions
- Lorraine Petti – Traffic, transit, congestion
- + Laura Foot – We don't have time, we need housing
- + Mark Kornblat – Support
- + Dan Letterman – Climate crisis
- + Brandon Rheem – Support
- Steve Zelser – Opposition
- Calvin Welch – Process, density, affordability
- + Sheryl Brinkman – Support
- + Lawrence Lee – Support
- + Speaker – Support
- + Julia Pvochnik – Support
- + Todd David – More housing at all affordability levels
- = Jacob Bintliff – Response to questions

ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Melgar, Richards
 NAYS: Fung, Moore
 RESOLUTION: [20464](#)

9. 2017-000663PRJ (E. SAMONSKY: (415) 575-9112)
610-698 BRANNAN STREET – located on the north side of Brannan Street, between 5th and 6th Streets, Lots 1B, 2B, 4, 5, 47, and 48 , Block 3778 (District 6) – **Informational Presentation** on the proposed project, which includes the demolition of the existing 141,992 square foot San Francisco Flower Mart buildings and parking lot and construction of three new buildings: the “Blocks Building,” “Gateway Building” and “Market Hall Building,” with a total of 2,032,165 square feet of office, 113,036 square feet of PDR, and 83,459 square feet of retail and 35,450 square feet of privately owned public open space (POPOS), 769 off-street parking spaces, 30 loading spaces, and 496 bicycle spaces (410 Class I, 86 Class II). A project variant would contain a total of 2,061,380 square feet of office, 90,976 square feet of retail and 22,690 square feet of child care facility and 38, 450 square feet of privately owned public open space (POPOS), 632 off-street parking spaces, 9 loading spaces, and 608 bicycle spaces (518 Class I, 92 Class II). The project also entails a Development Agreement and Planning Code Text Amendments. The project site was identified as a “key site” in the Central SoMa Plan. The project site is located in the CMUO and MUR Zoning Districts, Central SoMa Special Use District and 130-CS and 270-CS Height and Bulk Districts.
Preliminary Recommendation: None – Informational

SPEAKERS: = Ella Samonsky – Staff presentation
 = Maia Small – Staff presentation
 = Anne Tanpier – Development agreement
 + Alexandra Stolzy – Project presentation
 + Bob Hill – Design presentation
 + Speaker – Development agreement
 + Fleming Jorgenson – Development agreement

- + Lewis Fegoni – Support
- + Katrina Lewana – Cultural district partnership
- = Patrik Willow – Amount of office space
- = Sue Hestor – Housing for those already living here
- = Christine Hanson – Concerned
- + Mike Grisso – Retail tenants

ACTION: Reviewed and Commented

6. [2019-006418PCA](#) (V. FLORES: (415) 575-9173)
NORTH OF MARKET AFFORDABLE HOUSING FEES AND CITYWIDE AFFORDABLE HOUSING FUND [BF 190458] – Planning Code and Administrative Code Amendments to abolish the North of Market Affordable Housing Fund and have certain fees collected in conjunction with North of Market affordable housing deposited in the Citywide Affordable Housing Fund; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Veronica Flores – Staff report
 = Sue Hestor – Prop M findings
 + Amy Chan – Response to questions

ACTION: Approved with Staff Modifications

AYES: Fung, Hillis, Johnson, Melgar, Moore, Richards

ABSENT: Koppel

RESOLUTION: [20465](#)

7. (C. CHAN: (415) 575-9171)
CONNECTSF – This **Informational Presentation** will provide an update regarding activities associated with ConnectSF, San Francisco’s multi-agency long-range transportation planning program. The Planning Department’s partners in this program are Municipal Transportation Agency (MTA) and Countywide Transportation Authority (CTA). This multi-year process will culminate in the preparation of a new Transportation Element for the Planning Department’s General Plan as well as key planning efforts for the MTA and CTA, including the Transit Corridors Study, Streets and Freeways Study, and the Countywide Transportation Plan. Following the Commission’s endorsement of the 2065 Vision in April 2018, staff has prepared a Statement of Needs that outlines areas where we are making progress towards the Vision and identifies major challenges that need to be addressed.
Preliminary Recommendation: None – Informational

SPEAKERS: = Celina Chan – Staff presentation
 = Speaker – Staff presentation
 - Steve Zelser – Gridlock in SF
 + Laura Foot – Take a breath
 - Michael Adams – Formula for traffic congestion and impact

ACTION: Reviewed and Commented

8. 2017-016313CWP (S. HONG: (415) 575-9026)
PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR – This is an **Informational Presentation** on San Francisco’s Public Land for Housing Program and the Balboa Reservoir Development

Project, located immediately west of City College's Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School (Block and Lots: 3180/190, owned by the San Francisco Public Utilities Commission). The Balboa Reservoir site is among the first sites slated for San Francisco's Public Land for Housing Program, which utilizes City-owned land to address the City's most pressing housing issues. After a 2-year outreach, visioning, and selection process, a developer team was chosen to partner with the City on the development of the 17-acre Balboa Reservoir site. The proposed project would rezone the site, establish land use controls, develop design standards, and provide for development of residential, commercial, parking, community facilities, and open space land uses. The proposed project would include amendments to the General Plan and Planning Code, creating a new Balboa Reservoir Special Use District.

Preliminary Recommendation: None – Informational

SPEAKERS:

- = Seung Yen Hong – Staff presentation
- = Leigh Lutensky – Project presentation
- + Peter Waller – Projection presentation
- Steve Zelser – Opposition
- for: George Wooding – Transfer to CCSF
- Harry Bernstein – Rejection of transfer by mayor
- Christine Hanson – Previous alternatives affordability
- + Amy O'Hare – Reservations
- Steve Martin Pinto – Density, transportation
- Jennifer Heggy – Affordable housing with transit improvements
- + Dunn Fowler – Missing middle, support
- Ellen Lee Zhou – Affordable housing, for the people
- Lynn Kaufman – Public land for the public good
- + Mark Tang – Community expectations
- = John Winston – Building a neighborhood
- Laura Fry – Public land should stay public
- Michael Aarons – Transfer to CCSF
- Mica – Opposition
- + Christopher Peterson – Maximize housing, no public parking
- + Christine Lybel – Public process
- Michael Adams – Public land should be used for CCSF
- Fred Malheim – Density
- Speaker – Manhattanization, safety
- + Paul Leoni – Mission Housing
- Anita Theoharis – Affordable housing, CCSF
- Madeline Mueller – Not the place for a massive housing project
- = Kate Caretti – Seamless – Gateway to amenities
- Speaker – Parking
- = Wade Weitgreffe – EIR alternatives

ACTION: Reviewed and Commented

11. [2018-009861CUA](#) (S. YOUNG: (415) 558-6346)
1633 FILLMORE STREET – west side of Post Street and Geary Boulevard; Lot 004 in Assessor's Block 0702 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.4 and 760 to establish a Formula Retail Use (d.b.a. Orangetheory Fitness) in an approximately 10,155 square foot vacant commercial space

within the Fillmore Street Neighborhood Commercial Transit District and 65-A Height and Bulk District. The project site is also located within the Japantown Plan Area. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Sharon Young – Staff request
 + Terri Dickerhoff – Project presentation
 ACTION: Approved with Conditions
 AYES: Fung, Hillis, Johnson, Melgar, Moore, Richards
 ABSENT: Koppel
 MOTION: [20466](#)

12. [2019-004216CUA](#) (B. HICKS: (415) 575-9054)
[3989 17TH STREET](#) – south side of 17th Street between Castro Street and Hartford Street; Lot 073 in Assessor’s Block 3582 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 715 to establish a 940 square foot cannabis retail use (d.b.a. Eureka Sky). The Project will occupy the entire ground floor of an existing two-story mixed-use building within the Castro Street NCD (Neighborhood Commercial) Zoning District and 65-B Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Bridgette Hicks – Staff report
 + Chris Calloway – Project presentation
 + Desmond Morgan – Project presentation
 + Daniel Bergerac – Support
 + Mark McHale – Support
 + Masoud Somari – Support
 + Brian Springfield – Support
 + David Troup – Support
 + Charles Tagalog – Support
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Melgar, Moore, Richards
 NAYS: Fung
 ABSENT: Koppel
 MOTION: [20467](#)

13. [2019-001048CUA](#) (N. FOSTER: (415) 575-9167)
[1398 CALIFORNIA STREET](#) – north side of California Street between Hyde and Leavenworth Streets; Lot 014 in Assessor’s Block 0248 (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 723, to establish a 970 square foot Cannabis Retail use (d.b.a. “California Street Cannabis Company”) within an existing commercial retail space located on the ground floor of the existing four-story mixed-use building. The subject property is located within the Polk Street Neighborhood Commercial Zoning District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Nick Foster – Staff report
+ Drakari Donaldson – Project presentation
+ Duncan Lye – Project presentation
+ Andrea Carla Michaels – Support
+ Ray – Support
+ David Goldman – Support
+ Speaker – Support
+ Peter Mags – Support
+ Mitchel Berg – Support
+ Elizabeth Holland – Support
+ Speaker – Support
+ Alexa Goldberg – Support
ACTION: Approved with Conditions
AYES: Johnson, Melgar, Moore, Richards
NAYS: Fung
ABSENT: Hillis, Koppel
MOTION: [20468](#)

ADJOURNMENT – 8:13 PM
ADOPTED JUNE 27, 2019