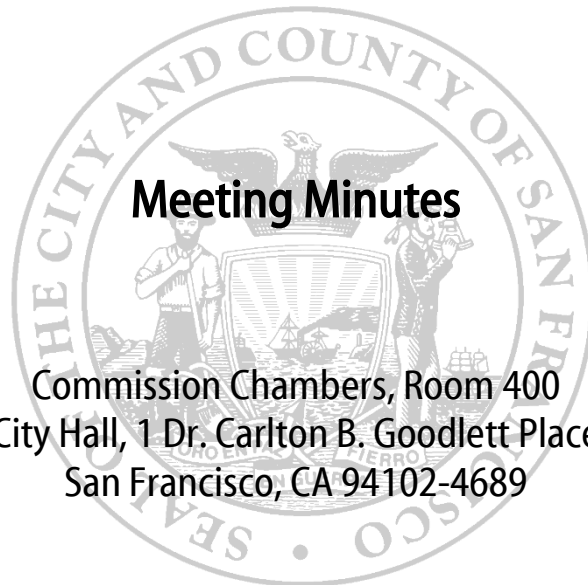


# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, October 10, 2019**  
**1:00 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Fung, Johnson, Koppel, Melgar, Richards  
**COMMISSIONERS ABSENT:** Moore

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 1:11 PM**

**STAFF IN ATTENDANCE:** Jenny Delumo, Chris May, Esmeralda Jardines, Katie Wilborn, Sharon Young, Rich Sucre, Jeff Horn, Delvin Washington, Gabriela Pantoja, 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 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. 2018-015554CUA (G. PANTOJA: (415) 575-8741)  
95 NORDHOFF STREET – between Stillings and Mangels Avenues, Lot 001 in Assessor's Block 6763 (District 13) – Request a **Conditional Use Authorization** pursuant to Planning Code Sections 121 and 303 for the subdivision of an existing lot currently containing a single-family dwelling unit into four new lots, two which will be substandard lots, within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. The

proposal will also individually develop two of the proposed four lots with a single-family dwelling unit, for a total of three single-family dwelling units, and alter the existing single-family dwelling unit. 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 June 27, 2019)

**Note: On April 11, 2019, after hearing and closing public comment, continued to May 23, 2019 with direction from the Commission by a vote of +6 -0.**

**On May 23, 2019, without hearing, continued to June 27, 2019 by a vote of +7 -0.**

**On June 27, 2019, without hearing, continued to October 10, 2019 by a vote of +5 -0 (Johnson, Melgar absent).**

**(Proposed Continuance to October 24, 2019)**

SPEAKERS: None  
 ACTION: Continued to October 24, 2019  
 AYES: Fung, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore

2. 2016-009211CUA (E. JARDINES: (415) 575-9144)  
5538 3<sup>RD</sup> STREET – west side of 3rd Street between Armstrong and Yosemite Avenue; Lot 007B in Assessor’s Block 5419 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections: 178, 210.4, 186.1(b), and 303, to enlarge an existing residential use with a new 1,478-square-foot vertical addition on an existing two-story mixed-use building within a M-1 (Light Industrial) Zoning District and 65-J 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\(h\)](#).  
**(Proposed Continuance to November 14, 2019)**

SPEAKERS: None  
 ACTION: Continued to November 14, 2019  
 AYES: Fung, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore

- 3a. [2016-010589ENX](#) (L. HOAGLAND: (415) 575-6823)  
2300 HARRISON STREET – west side of Harrison Street between 19<sup>th</sup> and Mistral Streets; Lot 001 in Assessor’s Block 3593 (District 9) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to demolish an existing surface parking lot and construct a six-story over basement garage, 75-foot tall, 78,096 square foot vertical addition to an existing 3-story, 42-foot tall, 68,538 square foot office building. The addition will result in a mixed-use building with 24 dwelling units, 27,152 square feet of additional office space, 3,242 square feet of ground floor retail, 1,158 square feet of ground floor arts activities/retail space, 31 additional Class 1 bicycle parking spaces, 8 Class 2 bicycle parking spaces and a total of 41 off-street parking spaces. The dwelling-unit mix includes 14 one-bedroom and 10 two-bedroom units. The Project includes 4,922 square feet of usable open space through a combination of private and common open space. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes waivers for building height, ground floor active uses and narrow street height limit, and a concession for rear yard in an UMU (Urban Mixed-Use) District and 68-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*

(Continued from Regular hearing on August 22, 2019)

**Note: On July 18, 2019, after hearing and closed Public Comment, continued to August 22, 2019 by a vote of +6 -0 (Hillis absent). On August 22, 2019, after hearing and closed Public Comment, continued to October 10, 2019 by a vote of +7 -0.**

**(Proposed Continuance to November 14, 2019)**

SPEAKERS: None  
 ACTION: Continued to November 14, 2019  
 AYES: Fung, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore

- 3b. [2016-010589OFA](#) (L. HOAGLAND: (415) 575-6823)  
2300 HARRISON STREET – west side of Harrison Street between 19<sup>th</sup> and Mistral Streets; Lot 001 in Assessor’s Block 3593 (District 9) – Request for **Office Development Authorization**, pursuant to Planning Code Sections 321 and 322, to authorize 27,185 gross square feet of office space from the Office Development Annual Limit. The subject property is located within a UMU (Urban Mixed-Use) District and 68-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on August 22, 2019)

**Note: On July 18, 2019, after hearing and closed Public Comment, continued to August 22, 2019 by a vote of +6 -0 (Hillis absent). On August 22, 2019, after hearing and closed Public Comment, continued to October 10, 2019 by a vote of +7 -0.**

**(Proposed Continuance to November 14, 2019)**

SPEAKERS: None  
 ACTION: Continued to November 14, 2019  
 AYES: Fung, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. [2018-012603CND](#) (G. PANTOJA: (415) 575-8741)  
1046 14<sup>TH</sup> STREET – north side of 14<sup>th</sup> Street between Divisadero Street and Alpine Terrace; Lot 21 in Assessor’s Block 2610 (District 8) – Request for a **Condominium Conversion Subdivision** to convert a three-story, six-unit building into residential condominiums within a Residential-Mixed, Low Density (RM-1) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: None  
 ACTION: Approved

AYES: Fung, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore  
 MOTION: [20537](#)

## C. COMMISSION MATTERS

5. Consideration of Adoption:
- [Draft Minutes for September 26, 2019](#)

SPEAKERS: None  
 ACTION: Adopted  
 AYES: Fung, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore

6. Commission Comments/Questions

### Commissioner Richards:

Now the governor signed SB330 yesterday. I know staff has been kind of holding back waiting until it's signed to really understand the exact implications of SB330. I've got three major concerns that I would like staff to understand. First is, do we have the resources to do what's needed in the timelines provided. Two, the limit on the number of public hearings, what's the impact. Especially around discretionary equity where we have continued projects in order to have the community come up with a benefits package or come to an agreement with the developer. And on three, a historic resource evaluation within 30 days. Do we have the capacity to do that? I'm really worried that all these things are going to be imposed on us and we are not going to be able to react with the staff we have. And then, things are just going to sift through and get approved. So, I would really like to see different types of hearings. Maybe do a pro forma on ones we have had in the past. Especially when we had Prop K shadows, we had Rec and Park have to weigh in, etc. And buttonhole those and see how they actually fit with what the legislation wants that was passed and then we could at least all understand that. Thank you.

## D. DEPARTMENT MATTERS

7. Director's Announcements

None

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

### Jonas P. Ionin. Commission Secretary:

Aaron Starr is out sick so he asked me to relay to you only that the CEQA appeal for 344 14<sup>th</sup> Street was denied and the CPE was upheld at the Board yesterday. He'll give you a full report next week. I will also simply announce that, well, there's no report from the Board of Appeals and the Historic Preservation Commission didn't meet yesterday. But just to inform you that the mayor has nominated Sue Diamond to fill the vacancy here on the Planning Commission.

## E. GENERAL 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. Each member of the public may address the Commission for up to three minutes. When the number of speakers exceed the 15-minute limit, General Public Comment may be moved to the end of the Agenda.

SPEAKERS: Georgia Schuttish – Demolitions

## F. REGULAR CALENDAR

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

9. [2014.0012E](#) (J. DELUMO: (415) 575-9146)  
BETTER MARKET STREET PROJECT – A 2.2-mile-long corridor encompassing Market Street between Steuart Street and Octavia Boulevard and portions of the streets that intersect this segment of Market Street, including the entirety of Charles J. Brenham Place and Valencia Street between Market Street and McCoppin Street – Certification of the **Final Environmental Impact Report (EIR)**. The EIR evaluated the proposed project and one project variant (the Western Variant). The proposed project would introduce changes to the roadway configuration as well as private vehicle access, traffic signals, surface transit (including San Francisco Municipal Railway– (Muni-) only lanes, stop spacing and service, stop locations, stop characteristics, a new F-Loop, and infrastructure), bicycle facilities, pedestrian facilities, streetscapes, commercial and passenger loading, vehicular parking, and utilities. The proposed project would also change traffic configurations on adjacent streets that intersect Market Street to both the north and the south. The Western Variant would be located within a portion of the same corridor as the proposed project but would vary in terms of proposed improvements/regulations for discrete portions of the project corridor. The project corridor is located within various zoning and bulk and height districts. **Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on April 15, 2019. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.**  
*Preliminary Recommendation: Certify*

SPEAKERS: = Jenny Delumo – Staff report  
 +Amber Hasselbring – Butterflies  
 + Ron Miguel – Adequate and accurate changes  
 + Charles Deffarges – Cyclist support  
 + Darren Newall – Certify  
 + Jodie Medeiros – Support  
 = Peter Straus – Transit impacts  
 + Stephania – Dangers to cyclists  
 + Simon Bertrang – Safer street  
 = Steven Buss – Safer Market Street, banning cars

ACTION: Certified

AYES: Fung, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore  
 MOTION: [20538](#)

10. [2018-002179CUA](#) (C. MAY: (415) 575-9087)  
350 MASONIC AVENUE, 2120-2122 & 2130 GOLDEN GATE AVENUE – northeast corner of Masonic and Golden Gate Avenues; Lots 010, 011 and 029 in Assessor’s Block 1149 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303, 304 and 317 to permit the removal of a dwelling unit at 2130 Golden Gate Avenue and to modify a 1987 Conditional Use Authorization for a Planned Unit Development (“PUD”) to permit a three-story horizontal expansion and enrollment increase of a School Use (d.b.a. San Francisco Day School) within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District, and to add the property at 2120-2122 Golden Gate Avenue to the school site. The project is seeking modifications for the rear yard and dwelling unit exposure requirements of Planning Code Sections 134 and 140 to permit the alteration of the existing 2-unit building at 2120-22 Golden Gate Avenue to add one new dwelling unit and one Accessory Dwelling Unit (ADU), and for the rear yard and bicycle parking requirements of Planning Code Sections 134 and 155 for the addition to the existing school building. 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: = Chris May – Staff report  
 + Laura Rambin – Project presentation  
 + Mike Walker – Project presentation  
 = Michael Barnacle – Traffic and parking, noise  
 + Amy Nettinger – Support  
 + Zephania Preza – Support  
 + Loren Moyer – Support  
 + Andy Shin – Support  
 + Reed Culley – Support  
 + Isadore Vermouth – Support  
 + Adam – Support  
 + Steven Buss – Support

ACTION: Approved with Conditions  
 AYES: Fung, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore  
 MOTION: [20539](#)

11. [2016-009538CUA](#) (E. JARDINES: (415) 575-9144)  
905 FOLSOM STREET – south side of Folsom Street between 5<sup>th</sup> and 6<sup>th</sup> Streets; Lot 146 in Assessor’s Block 3753 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.5 and 303, to demolish an existing one-story automotive service station (DBA Shell) and construct a new 14,140-square foot eight-story residential building with nine residential units (four one-bedroom units and five two-bedroom units) and one 1,160-square foot ground floor commercial unit within a MUR (Mixed-Use Residential) Zoning District, Central SoMa Special Use District and 85-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: = Esmeralda Jardines – Staff report  
 + Speaker – Design presentation  
 ACTION: Approved with Conditions  
 AYES: Fung, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore  
 MOTION: [20540](#)

12. [2018-016600CUA](#) (K. WILBORN: (415) 575-9114)  
2241 CHESTNUT STREET – south side of Chestnut Street between Scott and Pierce Streets; Lot 034 in Assessor’s Block 0489 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 711, to establish an Outdoor Activity Area in a NC-2 (Small-Scale Neighborhood Commercial District) 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: = Katie Wilborn – Staff report  
 + Noelle Calixto – Project presentation  
 ACTION: Approved with Conditions  
 AYES: Johnson, Koppel, Melgar, Richards  
 NAYS: Fung  
 ABSENT: Moore  
 MOTION: [20541](#)

13. [2018-016040CUA](#) (S. YOUNG: (415) 558-6346)  
3419 SACRAMENTO STREET – south side between Walnut and Laurel Streets; Lot 035 in Assessor’s Block 1020 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 724 to legalize the establishment of a Design Professional Office Use with accessory commercial retail use (d.b.a. Kendall Wilkinson Design) on the ground and mezzanine floors of the two-story commercial and residential building. The project site is located within the Sacramento Street Neighborhood Commercial 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: =Sharon Young – Staff report  
 + Tom Tunny – Project presentation  
 + Kendall Wilkinson – Project presentation  
 + Michael Anderson – Support  
 + Monelle Totah – Support  
 + Eleanor Bigelow – Support  
 + Maya Smith – Support  
 + Margaret Ash – Support  
 + Jeff Schlarb – Foot traffic  
 + Bill Moffett – Support  
 + Christy Rett – Support

+ Kathy Bloodworth – Support  
 + Diane Blutner – Support  
 + Annetta Edwards – Support  
 + Sean Keighran – Vacant store fronts  
 ACTION: Approved with Conditions  
 AYES: Fung, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore  
 MOTION: [20542](#)

14. [2018-002060CUA](#) (J. HORN: (415) 575-6925)  
258 NOE STREET – west side of Noe Street between Beaver and 16<sup>th</sup> Streets; Lot 009 of Assessor’s Block 3561 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 764 to establish a cannabis retail use (dba “The Flore Store”) in an existing 798.5 square foot ground floor retail space within an Upper Market Neighborhood Commercial Transit (NCT) 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*  
 (Continued from Regular hearing on September 19, 2019)

SPEAKERS: = Jeff Horn – Staff report  
 + Jeremy Paul – Project presentation  
 + Luke Brunner – Project presentation  
 + Dr. Shelly Fernandez – Support  
 + Carmela Rocha – Accessibility  
 + Speaker – Support  
 + David Goldman – Support  
 + Michael Cohen – Location  
 + Bram Goodwin – Support  
 + Joseph Reese – Support  
 + Guy Carson – Support  
 + Donna Sachet – Support  
 + Emily Abraham – Support  
 + Jose Pecho – Support  
 = David Troup – Condition of approval  
 = Kathy Lew – Condition of approval  
 = Dr. Bob Bush – Condition of approval  
 + John Rinaldi – Support  
 ACTION: Approved with Conditions  
 AYES: Fung, Johnson, Koppel, Melgar  
 ABSENT: Moore  
 RECUSED: Richards  
 MOTION: [20543](#)

## 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.

15. [2018-016284DRP](#) (G. PANTOJA: (415) 575-8741)  
1299 SANCHEZ STREET – east side of Sanchez Street and Clipper and 26<sup>th</sup> Streets; Lot 020 in Assessor’s Block 6552 (District 8) – Request for a **Discretionary Review** of Building Permit Application No. 2018.1129.6993 proposing the change of use of an approximately 1,139 square-foot tenant space at an existing two-story mixed-use building from an existing Laundromat into a Limited Restaurant (d.b.a. Noe Valley Coffee) with an Accessory Coffee Roaster within a Neighborhood Commercial, Cluster (NC-1) 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: Do Not Take Discretionary Review and Approve*

SPEAKERS: = Delvin Washington – Staff report  
 - Paul Sullam – DR presentation  
 - Eleanor Coder – Opposition  
 - James Moon – Opposition  
 - Kathleen Maxwell – Opposition  
 - Martin Cohen – Opposition  
 - Stan Posey – Opposition  
 + Speaker – Project presentation  
 + Tracy Burke – Support  
 + Maggie Young – Support  
 + Kathleen Price – Support  
 + Speaker – Support  
 + Cameo Wood – Support  
 + Barbara Barrowman – Support  
 + Jeremy Paul – Support  
 + Gabriela Pantoja – Response to questions

ACTION: After hearing and closing public comment; Continued to November 14, 2019

AYES: Fung, Johnson, Koppel, Melgar

ABSENT: Moore, Richards

ADJOURNMENT 5:41 PM  
 ADOPTED OCTOBER 24, 2019