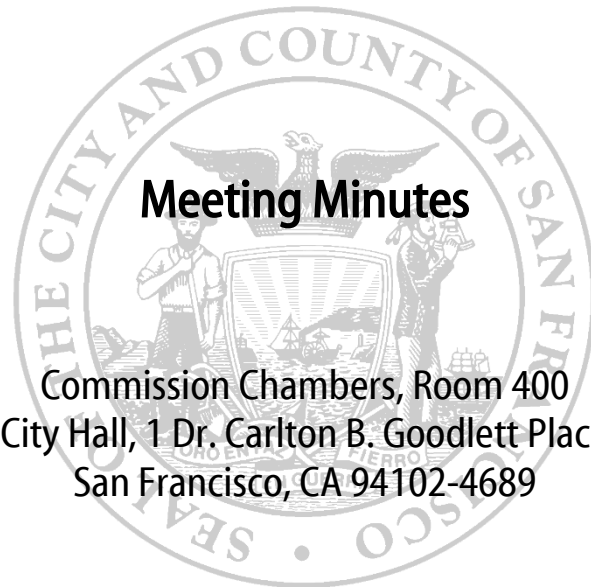


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, October 24, 2019
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT KOPPEL AT 1:11 PM

STAFF IN ATTENDANCE: Aaron Starr, Michael Li, Veronica Flores, Daniel Wu, Paolo Ikezoe, David Weissglass, Mat Snyder, Stephanie Cisneros, Nancy Tran, Delvin Washington, Lisa Gibson, Dan Sider, Corey Teague – Zoning Administrator, 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. 2009.0885B (C. TEAGUE (415) 575-9081)
1100 VAN NESS AVENUE - located on the east side of Van Ness Avenue between Cedar and Geary Streets; Assessor's Block 0694, Lots 029 and 030 (District 6) – **Allocation Revocation** of square footage under the Annual Office Development Limitation Program set forth in Planning Code Sections 320 through 324. Pursuant to [1] the provisions of Planning Code

Section 321(d)(2), [2] Conditions of Approval contained in Planning Commission Motion No. 18890, and [3] Planning Commission policy set forth in Planning Commission Resolution 17846A, the Planning Commission will consider revoking approximately 52,000 square feet of office space allocated in 2013 for a new office building. The proposal would not result in any physical changes to the subject property.

Preliminary Recommendation: Revoke Office Allocation

(Proposed for Continuance to November 21, 2019)

SPEAKERS: None
 ACTION: Continued to November 21, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar

2. 2018-012392CUA (J. HORN: (415) 575-6925)
37 SATURN STREET – between Lower Terrace and the Saturn Street Steps; Lot 045 in Assessor’s Block 2646 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections Planning Code Sections 249.77 and 303 for a vertical and a horizontal rear addition to an existing single-family home, resulting in a rear yard that is less than 45% of entire lot area within a RH-2 (Residential-House, Two Family) Zoning 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 Modifications and Conditions

(Proposed for Continuance to November 21, 2019)

SPEAKERS: None
 ACTION: Continued to November 21, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar

3. 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 October 10, 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).

On October 10, 2019, without hearing, continued to October 24, 2019 by a vote of +5 -0 (Moore absent).

(Proposed for Indefinite Continuance)

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

4. 2019-001568CUA (X. LIANG: (415) 575-9182)
101 BAYSHORE BOULEVARD – east side of Bayshore Boulevard between Jerrold Avenue and Oakdale Avenue; Lot 018 in Assessor’s Block 5559 (District 10) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 210.3, and 303, to convert an existing automobile service building to a Formula Retail (d.b.a. Extra Mile) use that sells beer and wine within an existing automobile gas station in a PDR-2 (Core Production, Distribution, and Repair) Zoning District, Bayshore Boulevard Home Improvement Special Use 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\(h\)](#).

Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on August 29, 2019)

WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

15. [2019-013506GEN](#) (C. KERN: (415) 575-9037)
WATER SUPPLY – **Informational Presentation** by the San Francisco Public Utilities Commission and Planning Department on the City’s water supply planning process.
Preliminary Recommendation: None – Informational

SPEAKERS: None
 ACTION: Continued to November 7, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar

17. [2016-012773CUA](#) (N. TRAN: (415) 575-9174)
146 GEARY STREET – north side of Geary Street between Stockton Street and Grant Avenue; Lot 007 in Assessor’s Block 0309 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303 to allow the change of use from retail and to establish office use at the third and fourth floors exceeding 5,000 square feet the within a C-3-R (Downtown-Retail) Zoning District and 80-30-F 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: Tuija Catalano – Continuance
 ACTION: Continued to December 5, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar

18. [2017-014849CUA](#) (J. VIMR: (415) 575-9109)
220 POST STREET – northern side of Post Street between Stockton Street and Grant Avenue; Lot 007 in Assessor’s Block 0294 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303 to establish a change of use from an existing Retail Sales and Service use to General Office use on the third, fourth, and fifth floors of the subject building, within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District. The overall Project also includes interior tenant improvements, storefront façade changes on Post Street and Compton Place, and the addition of a roof deck. 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 29, 2019)

SPEAKERS: Tuija Catalano – Continuance
 ACTION: Continued to December 5, 2019
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar

- 21a. [2018-009551DRP](#) (D. WINSLOW: (415) 575-9159)
3847-3849 18TH STREET – between Church and Sanchez Streets; Lot 077 in Assessor’s Block 3585 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2018.06.22.2714 proposing to legalize horizontal and -infill additions, the expansion of the garage with unpermitted property line walls, legalize an enlarged dormer, replacement of the front gable window to original size and legalize other unpermitted alterations to bring the building into compliance with Planning Enforcement case no. 2018-002303ENF. The parcel is located 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 San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Do Not Take Discretionary Review

(Continued from Regular hearing on August 29, 2019)

Note: On May 9, 2019, after hearing and closing public comment, continued to July 18, 2019 by a vote of +5 -0 (Johnson, Richards absent).

On July 18, 2019, adopted a Motion of Intent to Take DR and approve with two flats and a third ground floor unit, and Continued to August 29, 2019, by a vote of +5 -0 (Fung, Hillis absent). On August 29, 2019, after hearing and closing public comment; Continued October 24, 2019 with direction from the Commission by a vote of +4 -2 (Fung and Hillis against; Johnson absent).

SPEAKERS: Kevin Tsang – Continuance
 Speaker – Continuance
 ACTION: Continued to December 19, 2019
 AYES: Johnson, Koppel, Moore, Richards
 NAYS: Fung
 ABSENT: Melgar

- 21b. [2018-009551VAR](#) (D. WINSLOW: (415) 575-9159)
3847-3849 18TH STREET – between Church and Sanchez Streets; Lot 077 in Assessor’s Block 3585 (District 8) – Request for a **Variance** from the Planning Code for front setback requirements, pursuant to Planning Code Section 132 and rear yard requirements,

pursuant to Planning Code Section 134. The subject property is located within a RH-3 (Residential – House, Three Family) Zoning District and 40-X Height and Bulk District. (Continued from Regular hearing on August 29, 2019)

SPEAKERS: Same as item 21a.
ACTION: Acting ZA Continued to December 19, 2019

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

6. [2018-013158CUA](#) (E. JARDINES: (415) 575-9144)
[2956 24TH STREET](#) – between Harrison and Alabama Street, Lot 015 in Assessor’s Block 4206 (District 9) – Request a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 763 to convert an existing 1,869-square foot limited restaurant to a full-service restaurant, within the 24th-Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District. The project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Fung, Johnson, Koppel, Moore, Richards
ABSENT: Melgar
MOTION: [20549](#)

C. COMMISSION MATTERS

7. Consideration of Adoption:
• [Draft Minutes for October 10, 2019](#)

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

8. Commission Comments/Questions

Commissioner Moore:

I have four questions. First question goes to Director Rahaim. I read in the paper that UCSF has secret plans to dramatically expand Parnassus Heights. We have looked at the institutional master plan and thought it to be stable. But I read in the paper, though I do not know the originator of this -- oh it is actually Mr. Dennis Antenore, former

commissioner. That is indeed not true. I will give you the article and I would like to hear from you, perhaps in the upcoming weeks of what our position will be on that matter.

My second question is, walking through town I see a lot of expired large meeting notification on all kinds of buildings. While I see the new ones and always read them, I stop and read old ones which are long overdue, May, June or whatever. And my question is, what are the rules surrounding the removal of those old notices.

John Rahaim, Planning Director:

I don't know the answer to that; maybe Dan can.

Dan Sider:

Commissioner, the short answer is that there are no rules. That is something that we could explore either legislatively or as a policy matter internally with the department.

Commissioner Moore:

I think at some point, I think it is a question of building maintenance and appearance. It looks tottery and pretty bad. It does not contribute to an active participatory problem – way we conduct ourselves here with having proper posters, proper regularly scheduled meetings and let these things hang out there. I would like to see that we address that in some form.

My third question is, I appreciate receiving staff update on 458 Grove Street. That is the operation from an outdoor restaurant with no complaints filed except for one small incident. I appreciate the thorough writing of that particular report to us.

And my last question is kind of a little bit funny because I hardly noticed it. Why is public comment today being put to the end? That is highly unusual. And I am wondering what caused us to do that.

Jonas P. Ionin, Commission Secretary:

The cause, Commissioner, is we are short one commissioner down to six. And our Commission President is out. We are aware one commissioner needs to leave early today. So, it just threatens our quorum and ability to consider the action items. So, we have done this in the past. We don't expect it to be a regular occurrence, but occasionally we do push General Public Comment to the end of the agenda.

Commissioner Moore:

Okay. It is probably a little bit hard – it is easier for us to understand and support sitting here. It is harder I think for the public to understand because they prepare in a certain manner of which is just like regular--

Jonas P. Ionin, Commission Secretary:

We are just put in a difficult situation and short one commissioner out of seven and then with absences and other situations.

Commissioner Moore:

I appreciate your explanation. Thank you.

D. DEPARTMENT MATTERS

9. Director's Announcements

John Rahaim, Planning Director:

Good afternoon Commissioners. I have no new announcements. I just will say that there has been -- the UCSF -- just a reminder, they are a state institution so technically they don't come to the commission for approval. But they are working on their master plan and I fully expect and there has been a citizen's advisory group in the neighborhood that is meeting regularly with UCSF. So, we will certainly be in touch with them to come on a voluntarily basis to the commission, which they have done in the past many times. And we can do that in this case. I think the, to be clear, the master plan isn't really determined yet. They are working on it. They know that they have to do a lot of work to the existing buildings, including replacing the existing hospital. So, it is a big deal. So, we will definitely get them to come here before the master plan is finalized.

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

Aaron Starr:**Land Use Committee**

- **190839** Planning Code - Fulton Street Grocery Store Special Use District. Sponsor: Brown. Staff: V. Flores.

First on the land use agenda was Supervisor Brown's ordinance that would permit a Formula Retail Grocery Store at 555 Fulton Street with Conditional Use Authorization. The Planning Commission heard this item last week on October 17th and recommended approval with modifications. Those modifications included:

1. Removing the periodic reporting requirement;
2. Removing the sunset clause;
3. Clerical amendments (lot and Board File No. references)

There was no public comment at land use. During the hearing, Chair Peskin expressed concern about language in the Ordinance regarding non-Formula Retail grocery stores being less affordable. He also questioned the reason the sunset provision was being removed from the ordinance, adding it was another tool the city could use to ensure compliance. Staff clarified that if the operator is not in compliance, the Planning Commission can revoke their CU authorization. Further, any future tenants would have to comply with original conditions of approval, regardless of the inclusion of a sunset clause. Staff also explained that the recommendation to remove the sunset provision was to allow future tenants should Trader Joes leave, without the City having to pass another ordinance.

In the end, the Committee moved to approve the Ordinance with all the recommendations except the recommendation to remove the sunset clause. Additionally, the language

regarding how non-Formula Retail grocery stores are not as affordable was removed. I would note, however that the affordability claim was in the Controller's study on Formula Retail done in 2014.

- **190844** Planning Code, Zoning Map - 3333 California Street Special Use District. Sponsor: Stefani. Staff: Foster. Item 4
- **190845** Development Agreement - Laurel Heights Partners, LLC - 3333 California Street Project - California Street at Presidio Avenue. Sponsor: Stefani. Staff: Foster. Item 5

Next, the land use committee considered the legislative changes and Development Agreement for the project at 3333 California Street. This is a mixed-use project with 744 dwelling units 25% of which would be affordable; about 35k sq. ft. of retail; and a 15k sq. ft. child care. The Planning Commission heard the item on September 5 and voted to certify the EIR and approve the project's various entitlements and legislative changes.

During the land use hearing, the public expressed concern about the number of trees being removed at the Project Site; the type of retail uses permitted (specifically flexible retail); and the permitted hours of operation. Opponents of proposed project supported the "community alternative" endorsed by the Laurel Heights Improvement Association.

Supervisor Peskin asked if parking for the 100% affordable building could be reduced to .5 ratio (from 1:1), which the project Sponsor agreed to do. Supervisor Stefani made minor modifications to planning code text amendments, namely a reduction in a few permitted uses within the NC-S controls, plus a reduction of principally permitted hours of operation, reducing that from 2 a.m. to 12 a.m.

In the end the committee forwarded the items to full BoS without recommendation due to pending appeals.

- **190548** Planning Code - Jobs Housing Linkage Fee and Inclusionary Housing. Sponsors: Haney; Fewer, Ronen, Mar, Peskin, Walton and Yee. Staff: D. Sanchez. Item 6
- **190989** Hearing - Budget and Legislative Analyst Report - Jobs-Housing Fit. Sponsor: Mar. Staff: Switzky.

Last on the land use agenda, the Committee considered both the Jobs Housing Linkage Fee and the Jobs Housing Fit Report at the same time. You'll recall that the Planning Commission heard the Jobs Housing Balance ordinance on September 19 and voted to recommend approval.

The Jobs-Housing Fit report was prepared by The Budget & Legislative Analyst office and was published on October 16. The report was done at the request of Supervisor Gordon Mar. The report looks at both actual and projected job growth and compares that to actual and projected housing production in terms of the wage levels of the jobs and the affordability levels of the housing.

Not surprisingly, the report concluded that there has been insufficient construction of BMR housing as measured by the growth of lower wage jobs. The report did not make any policy recommendations about how the City could or should increase production of BMR units. It did however include two non-policy recommendations:

1. That the BoS could request Planning to prepare an annual report comparing actual and projected job and housing growth by income. At the hearing Supervisor Mar indicated his intention to introduce legislation to do exactly that.
2. That the BoS could request MOHCD to more closely track the use of JHL fee revenues to construct affordable housing and report annually to the BoS.

The report was presented as a prelude to the Jobs Housing Linkage Fee hearing, which is why the two items were called together for public comment and discussion. During the public comment there were many speakers, the vast majority of which were in support of increasing the Jobs-housing linkage fee.

Supervisor Haney introduced amendments to the Jobs Housing Linkage fee ordinance that phased in the fee increase. Projects with a complete application submitted on or before September 10 would pay \$57.14 per square foot, projects submitted after that date but before January 1, 2022 would pay \$63.37, and projects submitted after January 1, 2022 would pay the full amount of \$69.90.

The Committee then forwarded the item to the Full Board with a positive recommendation on a 2-3 vote with Supervisor Safai voting against. Supervisor Safai stated that he wanted more time to understand how the fee increase would impact development and had requested additional time for that.

I would also note that in the report I sent to you this morning includes additional information and discussion about the report for your reference. (see below)

Full Board

- [190644](#) Planning Code - Landmark Designation - 2031 Bush Street (aka the Kinmon Gakuen Building). Sponsors: Brown; Peskin. Staff: Ferguson. PASSED Second Read
- [181215](#) Administrative, Planning Codes - South of Market Community Advisory Committee. Sponsor: Haney. Staff: Snyder. PASSED Second Read

Introductions

- And lastly Supervisor Peskin introduced an ordinance this week that would amend The City's planning code to add a new "residential use" characteristic, called "intermediate length occupancy," to define corporate rentals. This item has not been transmitted to us yet, but we will be bringing it to you for your review and action.

Jobs-Housing Fit Report

The Budget & Legislative Analyst published a Policy Analysis Report on October 16 at the request of Supervisor Gordon Mar that deals with the question of "Jobs-Housing Fit." In simple terms, an analysis of jobs-housing fit looks at both actual and projected job growth and compares that to actual and projected housing production in terms of the wage levels of the jobs and the affordability levels of the housing. Such analysis theoretically reveals quantitatively how well housing production matches the income profile of a growing workforce.

Not surprisingly, and mirroring recent reports produced by the Planning Department, including the Housing Needs & Trends Report published in July 2018, the BLA report found that job growth between 2010-2018 overall and at all wage levels dramatically outpaced housing production at all income levels, though the BLA report focusses its energy on the shortfall of BMR units as compared to growth of low wage jobs. The City added close to 200,000 jobs in this period and only 25,000 housing units were produced, of which 25% were BMR. The lion's share of job growth has been at the high end and the low end. The report looked only at job data that blended SF with San Mateo County and so did not actually produce a quantitative jobs-housing fit analysis of the past decade of SF job growth compared to SF housing production. Similar analysis conducted by Planning using SF-specific information has shown that in addition to severely falling short of meeting BMR housing needs, the City also has fallen far short of producing market rate housing as compared to recent growth of high wage jobs and high income households, whereby the City added over 60,000 high-income households in the past decade but only produced about 18,000 market rate units, the result being that those households occupied existing housing units.

The BLA report also attempted to project forward 10 years, showing that, according to their analysis, projected job growth at the low wage end is substantially higher than the current pipeline of entitled BMR units and that the pipeline of market rate units exceeds future job growth projections of high wage jobs. However, there are substantial unresolved caveats and considerations with this analysis that Planning should note for the Commission. First, the housing pipeline information presented by BLA was substantially incorrect and not reflective of the pipeline data posted by the Department online, as well as excluded consideration of all of the entitled large-scale DA projects. Second, the BLA forward-looking analysis did not account for the shortfalls, at all income levels, of the past ten years of housing production as compared to job growth, taking a position that we are starting from a neutral position. Finally, the projections are reliant on EDD projections that have not necessarily been compared with the actual pipeline or projection of commercial development in SF.

Nevertheless, the indisputable conclusion of the report is that there has been insufficient construction of BMR housing as measured by the growth of lower wage jobs. The report did not make any policy recommendations about how the City could or should increase production of BMR units. The two recommendations included:

- 1) That the BoS could request Planning to prepare an annual report comparing actual and projected job and housing growth by income. At the hearing Supervisor Mar indicated his intention to introduce legislation to do exactly that. Planning looks forward to working with Supervisor Mar and the Commission when and if this legislation is submitted.
- 2) That the BoS could request MOHCD to more closely track the use of JHL revenues to construct affordable housing and report annually to the BoS.

The report was presented as a prelude to the Jobs Housing Linkage Fee hearing, and they were called together as one item for public comment and discussion.

Jonas P. Ionin, Commission Secretary:

The Board of Appeals did meet last night and considered three items that may be of interest to the Planning Commission. 1794 Filbert Street was considered by the Planning Commission earlier this year where you denied the building permit for vertical addition to the subject property. The Zoning Administrator also denied the associated Variance. As noted in a previous summary, the Board heard this item on September 11, 2019 and continued the item to allow additional time for the Planning Department to review revised plans that reduced the size of the vertical addition. Such that a Variance would no longer be required and add one ADU on the ground floor in a form on a non-conforming space. During this time, the project sponsor addressed all Planning Department design comments and the Zoning Administrator issued the required ADU waivers. Last night the Board voted unanimously to grant the appeal and approve the project as revised.

471 Jesse Street, the Board heard the appeal of a denial by the Department of Public Health to allow grandfathered onsite smoking for an existing MCD on the property. The Planning Department denied the associated referral from the Health Department which led to the disapproval of the permit because the MCD had never been authorized for onsite smoking. While onsite smoking have been observed by DPH staff over the years. The original application indicated that onsite consumption would not be provided and this was clearly stated in the hearing materials including notification. The Board voted unanimously to deny the appeal.

11 Gladys Street, the Board heard the appeal of a building permit for a vertical addition on the subject property. The Planning Commission heard this as a DR in October of 2018 and unanimously approved the project without modifications. The addition is partially within the required rear yard and obtained Variance from the Zoning Administrator. The CEQA determination was subsequently appealed to the Board of Supervisors in January 2019 which upheld the CEQA determination. The Variance decision was subsequently appealed to the Board of Appeals in April of 2019 which upheld the Variance decision. Last night the Board of Appeals unanimously upheld the building permit application for the subject property.

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.

11. [2016-006860ENV](#) (M. LI: (415) 575-9107)
65 OCEAN AVENUE – between Alemany Boulevard and Cayuga Avenue, Lot 018 in Assessor's Block 6954 (District 11) – Appeal to the **Preliminary Mitigated Negative Declaration** for the demolition of three existing buildings on the project site and construction of an approximately 55-foot-tall building containing 193 dwelling units, a 5,952- gsf childcare facility, and basement-level garage with a total of 121 parking spaces. The building would total 190,215 gsf and would vary in height from four stories on Cayuga Avenue to five stories along Ocean Avenue to six stories on Alemany Boulevard. Vehicular access to and from the basement-level garage would be provided on Cayuga Avenue. Construction of the proposed project occur over 25 months and would require excavation

to a depth of 21 feet below ground surface and the removal of about 13,500 cubic yards of soil from the project site.

Preliminary Recommendation: Uphold Preliminary Negative Declaration

- SPEAKERS:
- = Michael Li – Staff report
 - = Veronica Flores – Staff report
 - Charlie Sciammas – Appeal of the PMND
 - + Project Sponsor – Project presentation
 - Jessie Fernandez – Organized opposition
 - Sarah Wilson – Organized opposition
 - Jamila – Opposition
 - Reina Tello – Home SF
 - + Tony Rodriguez – Support
 - + Danny Campbell – Support
 - + April Atkins – Support
 - + Guillermo Chacon – Support
 - + Speaker – Support
 - + Michelle Anakel – Support
 - + Dave Turnbull – Support
 - + Diana Elraso – Support
 - + Anna Raymundo – Support
 - + Maria – Support
 - + Lyndon Ludford – Support
 - + John Corso – Support
 - = Teresa – Due process, community engagement
 - + Yolanda Sanchez – Support
 - + Olivia Herreras – School
 - + Speaker – Support
 - + Rafaela Falki – Youth and arts
 - Speaker – Exercising my rights
 - Miguel Onarondas – Opposition
 - Speaker – Opposition
 - Speaker – Just cause
 - Maria Deruby – Just cause
 - Speaker – Support
 - + Alex Lansberg – Support
 - + Daniel Greg – Support
 - + Olna Miranda – Forgotten district
 - Nicole – Opposition
 - + Theodore Randolph – Support
 - Speaker – Real family housing
 - + Alex Volodeff – Support
 - Speaker – Affordable housing
 - Speaker – Does not meet the needs of the community
 - James – Affordable housing
 - Evalyn – 100% affordable housing
 - Speaker – Cost of housing
 - Amy Aguilera – Opposition
 - Speaker – Opposition

- Juliano Rodriguez – Opposition
- Sari Rodriguez – Opposition
- Carlos Bocanegra – Opposition
- Antonia Diaz – Opposition
- Leticia Arce – Opposition
- Susan Marsh – Opposition
- Natalie Kim – Opposition
- Gene Allejo – Opposition
- John Avalos – Opposition
- Maria – Opposition
- Jackalyn – Opposition
- Fr. John Jimenez – Opposition
- + Corey Smith – Support
- Peter Papadapoulos – Affordable housing units
- Faye Lacanilao – Opposition
- Oscar Grande – Opposition
- = Dan Wu – response to questions
- + Riyadh Ghannam – Materials, finishes

ACTION: Upheld PMND
 AYES: Fung, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: [20550](#)

- 12a. [2016-006860AHB](#) (V. FLORES: (415) 575-9173)
65 OCEAN AVENUE – between Alemany Boulevard and Cayuga Avenue, Lot 018 in Assessor’s Block 6954 (District 11) – Request for **HOME-SF Project Authorization** pursuant to Planning Code Section 328 to allow demolition of the existing buildings on the project site and constructing an approximately 55-foot-tall building (with an additional 5 foot with the mechanical penthouse) containing 193 dwelling units, a 5,952-gross-square-foot (gsf) child care facility, and a one-story, basement-level garage with a total of 121 parking spaces. The dwelling units would be a mix of studios and one-, two-, and three-bedroom units. The building would contain approximately 190,215 gsf and would vary in height from four stories (40 feet) on Cayuga Avenue to five stories along Ocean Avenue to six stories (55 feet) on Alemany Boulevard. The project site is located within the Excelsior Outer Mission Street Neighborhood Commercial District (NCD) 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: Same as item 11.
 ACTION: Approved with Conditions
 AYES: Fung, Johnson, Koppel, Richards
 NAYS: Moore
 ABSENT: Melgar
 MOTION: [20551](#)

- 12b. [2016-006860IKA](#) (V. FLORES: (415) 575-9173)
65 OCEAN AVENUE – between Alemany Boulevard and Cayuga Avenue, Lot 018 in Assessor’s Block 6954 (District 11) – Request for an **In-Kind Agreement**, pursuant to

Planning Code Sections 406 and 414A, to approve a fee waiver to provide an on-site child care facility in lieu of the Residential Child Care Impact Fee.

Preliminary Recommendation: Approve

SPEAKERS: Same as item 11.
 ACTION: After hearing and closing public comment; Continued to December 12, 2019
 AYES: Fung, Johnson, Koppel, Richards
 NAYS: Moore
 ABSENT: Melgar

F. 3:00 P.M.

Items listed here may not be considered prior to the time indicated above. It is provided as a courtesy to limit unnecessary wait times. Generally, the Commission adheres to the order of the Agenda. Therefore, the following item(s) will be considered at or after the time indicated.

5. [2018-010555CUA](#) (D. WEISSGLASS: (415) 575-9177)
2412 CLAY STREET – northwest corner of the intersection of Clay and Webster Streets, Lot 008 of Assessor's Block 0612 (District 2) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.2, to install a new AT&T Mobility macro wireless telecommunications facility consisting of ten (10) panel antennas screened behind FRP enclosures; installation of twenty (20) remote radio heads, six (6) DC-6 surge suppressors, one (1) GPS antenna; and ancillary equipment. The subject property is located with 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 the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = David Weissglass – Staff report
 + Misako Hill – Project presentation
 - Brett Dampier – Opposition
 - Bill Cahan – Opposition
 - Michael Chang – Opposition
 - Kathy Balistreri – Opposition
 - Hiroko Ramel – Opposition
 - Kira Eldemir – Opposition
 - Amy Morgan – Opposition
 - Rupert McConnell – Opposition
 - Diana Ward – Opposition
 - Margaret Ash – Opposition
 - Lynne Schuman – Opposition
 - Terry McGuire – Opposition
 - Mark Zier – Opposition
 - Steven Buss – Opposition
 + Daniel Ro – Response to questions
 + Tedi Vriheas – Response to questions
 ACTION: After hearing and closing public comment; Continued Indefinitely
 AYES: Fung, Moore, Richards

NAYS: Koppel
 ABSENT: Johnson, Melgar

13. [2019-017266PCA](#) (A. STARR: (415) 558-6362)
EXTENSION OF TEMPORARY CANNABIS PERMITS [BF 190842] – **Planning Code Amendment** introduced by Supervisor Mandelman to extend the date by which a Grandfathered Medical Cannabis Dispensary, as defined in the Planning Code, must have received a permit to operate from the Department of Public Health to be deemed a Temporary Cannabis Sales use, as defined in the Planning Code, from December 31, 2019, to December 31, 2020; amending the Planning Code to extend the duration of a Temporary Cannabis Retail Sales Use to up to three years, to expire on January 1, 2021; amending the Police Code to extend the date beyond which Temporary Cannabis Business Permits issued under Article 16 of the Police Code cannot be extended from December 31, 2019, to December 31, 2020 affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Aaron Starr – Staff report
 + Kyle Smeallie, Aide to Sup. Mandelman – Proposed legislation

ACTION: Approved with Modifications

AYES: Fung, Koppel, Moore, Richards

ABSENT: Johnson, Melgar

RESOLUTION: [20553](#)

14. [2007.0946CWP-03](#) (M. SNYDER: (415) 575-6891)
CANDLESTICK POINT DESIGN FOR DEVELOPMENT AMENDMENTS – The portion of the Bayview Hunters Point Redevelopment Project Area that is within “Zone 1 and within the boundaries of the Candlestick Point Activity Node Special Use District - Proposed approval of amendments to the Candlestick Point **Design for Development**, originally approved by the Planning Commission by Resolution No. 18104 on June 3, 2010 and amended by Motion No. 19580 on March 3, 2016. The proposed amendments would include height increases and the reconfiguration of streets within Candlestick Center, the portion of the site that previously housed the Candlestick Park stadium, among other changes. The area subject to the Design for Development is within the Bayview Hunters Point Redevelopment Project Area, Zone 1, and within the Candlestick Activity Node Special Use District and the CP Height and Bulk District. As a part of the approval action, the Commission would also adopt CEQA Findings and make findings of consistency with the General Plan and the eight priority policies of the Planning Code, Section 101.1

Preliminary Recommendation: Approve

SPEAKERS: = Mat Snyder – Staff report
 + David Tom – Project presentation
 + Linda Fadeke Richardson – Support
 + Arelious Walker – Support
 + Rev. Dr. Carolyn Ransom-Scott – Support
 + Joyce Armstrong – Support
 + Neola Gans – Support

- + Corey Smith – Support
- + Dr. Veronica Hunnicutt – Support
- + Gladys Harris – Support
- + Steven Buss – Support
- + Therese Brekke – Response to questions

ACTION: Approved
 AYES: Fung, Koppel, Moore, Richards
 ABSENT: Johnson, Melgar
 MOTION: [20552](#)

19. [2018-011717CUA](#) (S. CISNEROS: (415) 575-9186)
1369 SANCHEZ STREET – east side of Sanchez Street between Cesar Chavez and 27th Street, Lot 027, Assessor’s Block 6579 (District 8) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to legalize a tantamount to demolition of an existing three-story, two-unit residence and garage and construct a new three-story, two-unit residence with garage. The subject property is located with a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Stephanie Cisneros – Staff report
 = Patrick O’Riordan – DBI presentation
 + Pat Buscovich – Project presentation
 - Georgia Schuttish – Opposition
 + Theo Gordon – Support
 ACTION: After hearing and closing public comment; a motion to Approve with Conditions failed +2 -2 (Moore, Richards against; Melgar, Johnson absent); Continued to December 19, 2019.
 AYES: Fung, Koppel, Moore, Richards
 ABSENT: Johnson, Melgar

- 20a. [2006.0660B](#) (C. TEAGUE (415) 575-9081)
100 CALIFORNIA STREET – located on the north side of California Street between Davis and Front Streets; Assessor’s Block 0236, Lot 017 (District 3) – **Allocation Revocation** of square footage under the Annual Office Development Limitation Program set forth in Planning Code Sections 320 through 324. Pursuant to [1] the provisions of Planning Code Section 321(d)(2), [2] Conditions of Approval contained in Planning Commission Motion No. 17544, and [3] Planning Commission policy set forth in Planning Commission Resolution 17846A, the Planning Commission will consider revoking the 76,500 square feet of office space allocated in 2008 for an addition to the existing office building. The proposal would not result in any physical changes to the subject property.
Preliminary Recommendation: Revoke Office Allocation

SPEAKERS: = Corey Teague – Staff report
 ACTION: Revoked Office Allocation
 AYES: Fung, Koppel, Moore, Richards
 ABSENT: Johnson, Melgar
 MOTION: [20554](#)

- 20b. [2012.0605B](#) (C. TEAGUE (415) 575-9081)
300 CALIFORNIA STREET – located on the north side of California Street between Battery and Sansome Streets; Assessor’s Block 0238, Lot 002 (District 3) – **Allocation Revocation** of square footage under the Annual Office Development Limitation Program set forth in Planning Code Sections 320 through 324. Pursuant to [1] the provisions of Planning Code Section 321(d)(2), [2] Conditions of Approval contained in Planning Commission Motion No. 19034, and [3] Planning Commission policy set forth in Planning Commission Resolution 17846A, the Planning Commission will consider revoking the 56,459 square feet of office space allocated in 2013 for an addition to the existing office building. The proposal would not result in any physical changes to the subject property.
Preliminary Recommendation: Revoke Office Allocation

SPEAKERS: Same as item 20a.
 ACTION: Revoked Office Allocation
 AYES: Fung, Koppel, Moore, Richards
 ABSENT: Johnson, Melgar
 MOTION: [20555](#)

- 20c. [1998.714B](#) (C. TEAGUE (415) 575-9081)
350 RHODE ISLAND STREET – located on the west side of Rhode Island Street between 16th and 17th Streets; Assessor’s Block 3957, Lots 002, 003, and 004 (District 10) – **Allocation Revocation** of square footage under the Annual Office Development Limitation Program set forth in Planning Code Sections 320 through 324. Pursuant to [1] the provisions of Planning Code Section 321(d)(2), [2] Conditions of Approval contained in Planning Commission Motion No. 14988, and [3] Planning Commission policy set forth in Planning Commission Resolution 17846A, the Planning Commission will consider revoking approximately 87,700 square feet of office space allocated in 2000 for a new office building. The proposal would not result in any physical changes to the subject property.
Preliminary Recommendation: Revoke Office Allocation

SPEAKERS: Same as Item 20a.
 ACTION: Revoked Office Allocation
 AYES: Fung, Koppel, Moore, Richards
 ABSENT: Johnson, Melgar
 MOTION: [20556](#)

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.

22. [2019-012253DRP](#) (D. WASHINGTON: (415) 558-6443)
463 CASTRO STREET – between Market and 19th Streets; Lot 062 in Assessor’s Block 3582 District 7) – Request for **Discretionary Review** of Building Permit Application No. 2019.05.30.2067 for a change of use from retail to limited-restaurant (DBA Vegan

Sandwich Bar) within the Castro Street NCD (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: Do Not Take Discretionary Review
(Continued from Regular hearing on October 3, 2019)

SPEAKERS: = Delvin Washington – Staff report
- Jeremy Paul – DR presentation
- Speaker – Opposition
+ Asaff Pashut – Project presentation
+ Daniel Cohen – Support
+ Theo Gordon – Support
+ Alex Becker – Support
+ Hilary Schiraldi – Support
+ Keith Mosher – Support
+ Sam Leone – Support
+ Steven Buss – Support
+ Jeremy Linden - Support
+ Dana Beuschel – Support
+ Ani Gupta – Support

ACTION: A motion to Take DR failed; BPA Approved

AYES: Koppel, Moore, Richards

NAYS: Fung

ABSENT: Johnson, Melgar

DRA: [0670](#)

16. [2014.1063DNX](#) (N. TRAN: (415) 575-9174)
633 FOLSOM STREET – southeast corner of the intersection of Folsom and Hawthorne Streets, Lot 079 in Assessor’s Block 3750 (District 6) – **Informational Presentation** for the onsite public art requirement.
Preliminary Recommendation: None – Informational

SPEAKERS: = Nancy Tran – Staff report
+ Jody Knowlton – Project presentation

ACTION: None - Informational

H. 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: Speaker – 458 Grove Street

ADJOURNMENT 8:20 PM

ADOPTED AS CORRECTED NOVEMBER 7, 2019