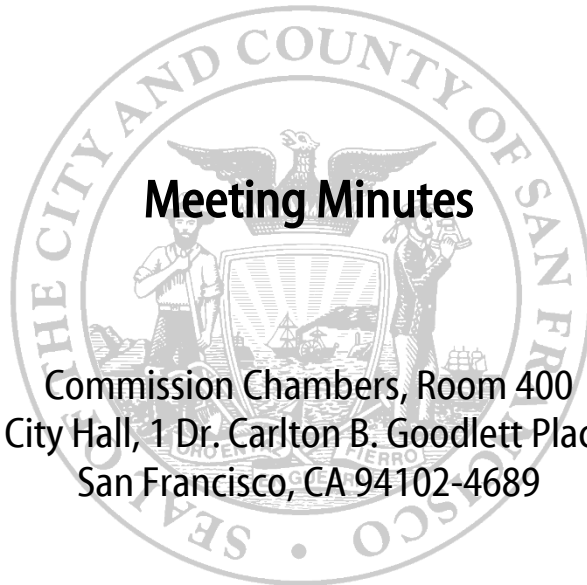


# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, December 12, 2019**  
**1:00 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 1:10 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Veronica Flores, Sheila Nickolopoulos, Chris Kern, Carolyn Fahey, Rich Sucre, Esmeralda Jardines, Xinyu Liang, Matt Dito, Delvin Washington, Stephanie Cisneros, Laura Ajello, Gabriela Pantoja, Scott Sanchez – Acting 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. 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 a **Fee Waiver and 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*

(Continued from Regular hearing on October 24, 2019)

**Note: On October 24, 2019, after hearing and closing public comment, continued to December 12, 2019 by a vote of +4 -1 (Moore against; Melgar absent).****(Proposed for Continuance to January 16, 2020)**

SPEAKERS: None  
 ACTION: Continued to January 16, 2020  
 AYES: Diamond, Fung, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards

2. 2019-017957PCA (V. FLORES: (415) 575-9173)  
GEARY-MASONIC SPECIAL USE DISTRICT [BF 191002] – **Planning Code Amendment** to modify the Geary-Masonic Special Use District regarding minimum parking requirements, ground floor ceiling heights, and to allow payment of an inclusionary housing fee; 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 convenience, necessity, and welfare under Planning Code, Section 302.  
*Preliminary Recommendation: Approve with Modifications*  
**(Proposed for Continuance to January 23, 2020)**

SPEAKERS: None  
 ACTION: Continued to January 23, 2020  
 AYES: Diamond, Fung, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards

3. 2018-012442DRP (D. WINSLOW: (415) 575-9159)  
436 TEHAMA STREET – between 5<sup>th</sup> and 6<sup>th</sup> Streets; Lot 106 in Assessor’s Block 3732 (District 6) – Request for **Discretionary Review** of Building Permit Application No. 2018.0628.3202, proposing addition of two accessory dwelling units per Ordinance 162-16 by excavating the ground level garage and storage space of an existing 4-story, 6-unit apartment building within a MUR (Mixed-Use Residential) 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 San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Take Discretionary Review and Approve with Modifications*  
**(Proposed for Indefinite Continuance)**

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

4. 2019-014764CND (K. WILBORN: (415) 575-9114)  
2101-2109 ELLIS STREET – located on the south side of Ellis Street between St. Josephs Avenue and Broderick Streets; Lot 001 in Assessor’s Block 1125 (District 1) – Request for **Condominium Conversion Subdivision**, pursuant to the General Plan and Subdivision Code Section 1386 and 1396.4 in an existing three-story, five-unit building within a RM-1 (Residential-Mixed, Low 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  
(Proposed for Indefinite Continuance)*

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

22. [2019-000503DRP-03](#) (D. WINSLOW: (415) 575-9159)  
2452 GREEN STREET – between Scott and Pierce Streets; Lot 011 in Assessor’s Block 0537 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2018.1106.5097, proposing a four-story horizontal addition connected via a one-story corridor at the front of the existing two-story, one-family dwelling which is located at the rear of the lot within a RH-1 (Residential House, One-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: Take Discretionary Review and Approve with Modifications*

SPEAKERS: None  
ACTION: Continued to February 20, 2020  
AYES: Diamond, Fung, Koppel, Melgar, Moore  
ABSENT: Johnson, Richards

23. [2018-013697DRP](#) (D. WINSLOW: (415) 575-9159)  
3500 JACKSON STREET – at Locust Street; Lot 002 in Assessor’s Block 0970 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2019.0716.6022, proposing demolition of an existing detached garage and construction of a new garage with a roof deck. The new garage required and obtained a rear yard variance. Additional work to the house includes a 34 s.f. expansion of the building at the west elevation and a 40 s.f. infill at the top floor of an existing three-story, one-family house within a RH-1 (Residential House, One-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: Take Discretionary Review and Approve with Modifications*

**WITHDRAWN**

SPEAKERS: None  
ACTION: Withdrawn

## 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

5. [2019-012018CUA](#) (K. WILBORN: (415) 575-9114)  
**251 CLEMENT STREET** – located on the south side of Clement Street between 3<sup>rd</sup> and 4<sup>th</sup> Avenues; Lot 037 in Assessor’s Block 1435 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 716 and 303.1 to allow the establishment of a 1,100 square foot Formula Retail, Instructional Services use (d.b.a “The Coder School”) at the ground story of an existing two-story, mixed-use building within the Inner Clement 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: None  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 MOTION: [20592](#)

### C. COMMISSION MATTERS

6. [2020 Hearing Schedule](#)

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

7. Commission Comments/Questions

**President Melgar:**

I just have one thing. I am sure most of us saw the many stories that came out of the study in New York linking re-zoning with displacement and gentrification. A lot of articles came out of that looking at the methodology, looking at different aspects, but nevertheless, I really want us to look at that and look at our own re-zoning. Director Rahaim and I were honored to be part of a panel at SPUR about a month, month and a half ago. Looking back at the eastern neighborhood’s re-zoning and what has happened. Whether the tools that we thought were going to work for this and that, actually ended up doing what was intended. I think the jury is still out on that, but as we face the multiple initiatives from the state to increase density, I would encourage us to look more comprehensively and in a nuance way at displacement, gentrification, and also financing and the markets. Because in many ways, we think that we can tinker with things by zoning something like this and it will happen. Often times it is about the availability of capital or who has access to capital and who doesn't that drives change. And so, I would love it if at some point we could have that discussion here that we had at SPUR, about the eastern neighborhood, in light of what other cities have experienced when they re-zoned entire neighborhoods. And the effect on the population of those cities as it pertains to gentrification and displacement.

### D. DEPARTMENT MATTERS

8. Director’s Announcements

**John Rahaim, Planning Director:**

Commissioners, no new announcement except if I may, in response to President Medgar's request. I think it would be a good discussion to have and if there's time I would like to do it before I step down. So, I will see if we can make that happen. I'm not sure that we will have a lot of data for you, but at least have that discussion with you guys.

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

**Jonas P. Ionin, Commission Secretary:**

There is no report from the Board of Appeals and there was no Historic Preservation Commission hearing yesterday.

**Aaron Starr:**

First on the Land Use agenda was Supervisor Fewer's trailing ordinance that would require at least half of residential units and educator housing projects to have two or more rooms. This change would eliminate the requirement that educator housing projects have a minimum number of three bedroom units. You heard this item on November 21<sup>st</sup> and voted to recommend approval. Public comment came from representatives of the Council of Community Housing Organizations and SF HAC who were in support of the proposed ordinance. The committee voted unanimously to forward this item with recommendations to the full board as a committee report.

Next was Supervisor Mandelman's ordinance that would expand the interim controls that required changes of use from residential care facilities to another use to obtain conditional use authorization. This resolution would expand the requirement to unauthorize residential care facilities as well as authorized residential care facilities. As these are interim controls, they were not heard before the Planning Commission. The Committee voted to forward this item to the full board with a positive recommendation as a committee report.

The Committee then considered the Zoning Map and Planning Code Amendments and the Development Agreement for 2000 Marin Street, also known as the Flower Mart. Planning staff and OEWD both had extensive presentations on this item. During staff's presentation, Supervisor Peskin asked several clarifying questions and made several statements about the project and the importance of ensuring that this 100 year old institution remain in San Francisco. Public comment period for this item was long and most speakers expressed concern over the future of the Flower Mart and its continued presence in San Francisco. Commenters also expressed concerns over how suitable the redeveloped sight would be for the Flower Mart and expressed a desire to see it in a different location. Supervisor Haney proposed amendments to the ordinance that would strengthen the language about the developer incurring the cost to relocate the Flower Mart, which were accepted unanimously. In the end, both the ordinances were forwarded to the full board with no recommendation.

Lastly, the committee considered the ordinance that resulted from the settlement for the Academy of Art University. Commissioners, you heard this item on November 21<sup>st</sup> and voted to recommend approval. The Land Use hearing was brief with presentations from Planning staff and DBI. There were two speakers during public comment who spoke on various concerns relating to the proposed settlement. Supervisor Peskin complemented Planning

staff and their work on this item and the committee then forwarded the item to the full board without recommendation to the January 7<sup>th</sup> hearing date.

At the full board this week, Supervisor Fewer's Educator Housing ordinance passed its first read. An annual report on Job Growth and Housing Production, which is an amendment to the Administrative Code sponsored by Supervisor Mar passed its first read and the Interim Controls for Residential Care Facilities was adopted.

## E. GENERAL PUBLIC COMMENT

SPEAKERS: Dana Beuschel – Commissioner conduct, Discretionary Review  
Francisco Da Costa – Ohlone land  
Tom Radulovich – Transbay

## 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.

10. [2019-013522PCA](#) (V. FLORES: (415) 575-9173)  
CODE CLEAN-UP 2019 [BF TBD] – **Planning Code Amendment** to correct typographical errors, update outdated cross-reference, and make non-substantive revisions to clarify or simplify Code language; amending Article 4 to move the language regarding timing of fee payments to the beginning of the Article and cross-reference it in the individual impact fee sections and to add an additional fee waiver based on the replacement of gross floor area in buildings damaged or destroyed by fire or other calamity; 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 general welfare under Planning Code, Section 302.  
*Preliminary Recommendation: Approve*

SPEAKERS: = Veronica Flores – Staff report  
= Tom Radulovich – Suggestions  
- Jennifer Franks – Pre-authorize laws, substantive changes  
ACTION: Approved as amended by Staff and T. Radulovich  
AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
ABSENT: Richards  
RESOLUTION: [20593](#)

11. 2016-003164CWP (S. NICKOLOPOULOS: (415) 575-9089)  
HEALTH CARE SERVICES MASTER PLAN – **Informational Presentation** on the 2019 update to the 2013 Health Care Services Master Plan (HCSMP), pursuant to Planning Code Section 342. The HCSMP identifies current and future health care needs in San Francisco, with a focus on improving access for vulnerable populations. As part of the 2019 HCSMP update, supporting legislation will be proposed concurrently with Plan adoption.  
*Preliminary Recommendation: None – Informational*

SPEAKERS: = Sheila Nickolopoulos – Staff report  
 + Claire Lindsay – Dept. of Health presentation  
 = Tom Radulovich – Equitable and sustainable access  
 = Francisco Da Costa – Toxic stress  
 = Theresa Palmer – Proposed legislation  
 ACTION: None – Informational

12. [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*  
 (Continued from Regular hearing on November 7, 2019)

SPEAKERS: = Chris Kern – Staff  
 + Steve Ritchie – SF PUC presentation  
 = Peter Drekmeier – Tuolumne River Trust  
 = Eileen Boken – Plumbing issue  
 = Francisco Da Costa – Salmon, indigenous people  
 + Tim Colen – Reclaimed water  
 ACTION: None – Informational

13. [2016-012773CUA](#) (C. FAHEY: (415) 575-9139)  
**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*  
 (Continued from Regular hearing on December 5, 2019)  
**Note: On December 5, 2019, after hearing and closing public comment, continued to December 12, 2019 by a vote of +6 -0 (Johnson absent).**

SPEAKERS: = Carolyn Fahey – Staff report  
 + Tuija Catalano – Project presentation  
 + Alexis Bronson – Support  
 + Ryan McGilley – Support  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar  
 NAYS: Moore  
 ABSENT: Richards  
 MOTION: [20594](#)

- 14a. 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 October 10, 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. On October 10, 2019, without hearing, continued to November 14, 2019 by a vote of +5 -0 (Moore absent).**

SPEAKERS: = Rich Sucre – Staff report  
 + Tuija Catalano – Project presentation  
 + Leonard Basoco – Support  
 - Carlos Bocanegra – Office allocation  
 + Tim Colen – Support  
 - Chris Lawrence – Opposition  
 - Speaker – Housing  
 - Larisa Pedroncelli – Opposition  
 - Kelly Hill – Opposition  
 - Ben Carrol – Opposition  
 - Peter Papadapolous – Opposition

ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar  
 NAYS: Moore  
 ABSENT: Richards  
 RESOLUTION: [20595](#)

- 14b. 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 October 10, 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. On October 10, 2019, without hearing, continued to November 14, 2019 by a vote of +5 -0 (Moore absent).**



SPEAKERS: Same as item 14a.  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel  
 NAYS: Melgar, Moore  
 ABSENT: Richards  
 RESOLUTION: [20596](#)

- 15a. [2005.0759ENX](#) (E. JARDINES: (415) 575-9144)  
**725 HARRISON STREET** – located on the southeast intersections of 4<sup>th</sup>, Harrison and Perry Streets, Lots 106, 108, 109, 112, 116, and 117, Block 3762 (District 6) – Request for **Large Project Authorization** pursuant to Planning Code Sections 132.4, 249.78, 261.1, 270.1, 329, and 848, for the demolition of the existing five buildings measuring approximately 92,600 square feet, and to authorize up to 770,000 square feet from the Office Development Annual Limit for the proposed project at 725 Harrison Street as well as a lot merger of six lots. The new mixed-use building will include a total of 770,000 square feet of office use, approximately 29,100 square feet of PDR, 3,900 square feet of micro-retail use, 3,000 square feet of child care use, approximately 116 off-street below-grade parking spaces, 5 off-street freight loading spaces, six service vehicle spaces (counting as three loading spaces, for a total of eight loading spaces), and 292 bicycle parking spaces (258 Class I, 34 Class II). The Project includes 16,700 square feet of on-site open space including approximately 6,500 square feet for an indoor privately-owned public open space (POPOS) and 8,700 square feet of exterior POPOS, including a mid-block paseo. The project site is identified as a “key site” in the Central SoMa Area Plan and is anticipated to provide a qualified amenity, including a land dedication (measuring approximately 15,000 square feet) to the Mayor’s Office of Housing and Community Development. Under the Large Project Authorization, the project is requesting exceptions from the following Planning Code requirements: Section 132.4 [Building Setback and Streetwall Articulation]; Section 261.1 [Narrow and Mid-Block Alley Controls]; Section 270.1 [Horizontal Mass Reduction]; and Section 249.78(d)(9) [Wind]. The project site is located in a CMUO Zoning District, Central SoMa Special Use District, East SoMa Special Use District, and 85-X-160-CS; 130-X-160-CS; 130-CS 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*

SPEAKERS: = Esmeralda Jardines – Staff report  
 + Aaron Fenton – Project presentation  
 + Paul Woolford – Design presentation  
 + Mark Gleason – Support  
 + Alex Lantsberg – Support  
 + Rudy Corpus – Support  
 + Heather Phillips – Support  
 + Misha Olivas – Support  
 + Carla Laurel – Support  
 + Paul Barrera – Support  
 + David Woo – Support  
 + John Elberling – Support  
 + Mills Johnson – Support  
 + Leonard Basoco - Support

ACTION: Approved with Conditions as amended and read into the record by Dir. Rahaim  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 RESOLUTION: [20597](#)

- 15b. [2005.0759OFA](#) (E. JARDINES: (415) 575-9144)  
725 HARRISON STREET – located on the southeast intersections of 4<sup>th</sup>, Harrison and Perry Streets, Lots 106, 108, 109, 112, 116, and 117, Block 3762 (District 6) – Request for **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 for the demolition of the existing five buildings measuring approximately 92,600 square feet, and to authorize up to 505,000 square feet from the Office Development Annual Limit. The project site is located in a CMUO Zoning District, Central SoMa Special Use District, East SoMa Special Use District, and 85-X-160-CS; 130-X-160-CS; 130-CS Height and Bulk Districts.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as item 15a.  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 RESOLUTION: [20598](#)

- 15c. [2005.0759VAR](#) (E. JARDINES: (415) 575-9144)  
725 HARRISON STREET – located on the southeast intersections of 4<sup>th</sup>, Harrison and Perry Streets, Lots 106, 108, 109, 112, 116, and 117, Block 3762 (District 6) – Request for a **Variance** pursuant to Planning Code Sections: 136 [Permitted Obstructions]; Section 145.1 [Street Frontage Active Use and Off-street Parking and Loading entrances]; and Section 145.4 [Ground Floor Commercial along 4th Street] for the demolition of the existing five buildings measuring approximately 92,600 square feet to construct a new mixed-use building will include a total of 770,000 square feet of office use, approximately 29,100 square feet of PDR, 3,900 square feet of micro-retail use, 3,000 square feet of child care use, approximately 116 off-street below-grade parking spaces, 5 off-street freight loading spaces, six service vehicle spaces (counting as three loading spaces, for a total of eight loading spaces), and 292 bicycle parking spaces (258 Class I, 34 Class II). The Project includes 16,700 square feet of on-site open space including approximately 6,500 square feet for an indoor privately-owned public open space (POPOS) and 8,700 square feet of exterior POPOS, including a mid-block paseo. The project site is identified as a “key site” in the Central SoMa Area Plan and is anticipated to provide a qualified amenity, including a land dedication (measuring approximately 15,000 square feet) to the Mayor’s Office of Housing and Community Development.

SPEAKERS: Same as item 15a.  
 ACTION: Asst. ZA Closed the PH and indicated an intent to Grant

- 16a. [2013.0655CUA](#) (X. LIANG: (415) 575-9182)  
1513A-F YORK STREET – east side of York Street between Cesar Chavez Street and Peralta Avenue; Lots 011, 012 & 020 in Assessor’s Block 5513 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1 and 303, to allow residential density of one unit per 1,500 square feet of lot area for the project involving construction of four, two-to-three-story duplex buildings (with a total of eight dwelling units measuring

approximately 1,325 to 1,950 square feet) on interior lots and two residential flats of approximately 1,030 square feet on the lot fronting York Street. The project will merge the three lots and access to the mid-block townhouses would be through a pedestrian walkway accessed off of York Street. The project also includes a basement garage on the York Street parcel with eight car parking spaces using a mechanical car lift and 16 Class 1 and two Class 2 bicycle parking spaces. 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: = Xinyu Liang – Staff report  
 + Toby Morris – Project presentation  
 + Cathleen Campbell – Support  
 = Lynn Ludlow – Issues and concerns  
 - Bill Wright – Density  
 + Terry Milne – Support  
 + Muhammed Ma – Support  
 + Speaker – Support  
 + Sydney – Support  
 +Mika Zwerlitzky – Support  
 + Theo Gordon – Support  
 + Laura Foote – Support  
 + Alex Wong – Support  
 + Brian Rosen – Support  
 + Sam Moss – Support  
 + Margo Freidstat – Support

ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 MOTION: [20599](#)

- 16b. [2013.0655VAR](#) (X. LIANG: (415) 575-9182)  
1513A-F YORK STREET – east side of York Street between Cesar Chavez Street and Peralta Avenue; Lots 011, 012 & 020 in Assessor’s Block 5513 (District 9) – Request for a **Variance** to the front setback, rear yard, and dwelling unit exposure, pursuant to Planning Code Sections 132, 134 and 140, respectively, to allow the construction of four, two-to-three-story duplex buildings (with a total of eight dwelling units measuring approximately 1,325 to 1,950 square feet) on interior lots and two residential flats of approximately 1,030 square feet on the lot fronting York Street. The subject properties are located within a RH-2 (Residential – House, Two-Family) Zoning District, Bernal Heights Special Use District, and 40-X Height and Bulk District.

SPEAKERS: Same as item 16a.  
 ACTION: Asst. ZA Closed the PH and indicated an intent to Grant

- 17a. [2018-011441CUA](#) (M. DITO: (415) 575-9164)  
1846 GROVE STREET – south side of Fulton Street between Atalaya Terrace and Masonic Avenue, Lot 003H in Assessor’s Block 1187 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 to construct five dwelling units on a lot zoned RH-2 (Residential, House – Two Family) and RH-3 (Residential, House –

Three Family). The Conditional Use Authorization request is to exceed the principally permitted dwelling unit density limit for the respective zoning district. The lot is located within 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 November 7, 2019)

SPEAKERS: = Matt Dito – Staff report  
 + Troy Kashanipour – Project presentation  
 - Michelle Devereaux – Organized Opposition  
 - Brian King – Organized Opposition  
 - Brandon Keefe – Organized Opposition  
 - Abby Kiegan – Opposition  
 - Meg Gray – Opposition  
 - Melinda Schwazen – Opposition  
 - Mary Yvonne – Opposition  
 - Eric Davenport – Opposition  
 - Jarvis Rich – Opposition  
 - Joseph Sanprivio – Opposition  
 - Jessica Potts Fortier - Opposition  
 - Jason Chu – Opposition  
 - John Mark Ikeda– Opposition  
 + Theo Gordon – Support  
 - Henry Tang – Opposition  
 - Julia Friedlander – Opposition

ACTION: After hearing and closing PC; Continued to March 12, 2020  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards

- 17b. [2018-011441VAR](#) (M. DITO: (415) 575-9164)  
1846 GROVE STREET – south side of Fulton Street between Atalaya Terrace and Masonic Avenue, Lot 003H in Assessor’s Block 1187 (District 5) – Request for **Variances** from the rear yard, exposure, and bicycle parking requirements of the Planning Code, pursuant to Sections 134, 135, and 151, respectively. The subject property is located within both a RH-2 (Residential, House – Two Family) and RH-3 (Residential, House – Three Family) Zoning District, as well as 40-X Height and Bulk District.  
 (Continued from Regular hearing on November 7, 2019)

SPEAKERS: Same as item 17a.  
 ACTION: Asst. ZA, after hearing and closing PC; Continued to March 12, 2020

- 18a. [2018-015446CUA](#) (M. DITO: (415) 575-9164)  
740 CLAYTON STREET – east side of Clayton Street between Waller and Frederick Streets, Lot 039 in Assessor’s Block 1254 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 207, 209.1, and 303 to exceed the principally permitted dwelling unit density limit on a lot within a RH-3 (Residential, House – Three-Family) Zoning District and 40-X Height and Bulk District. The project proposes five dwelling units total. 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: = Matt Dito – Staff report  
+ Mark Loper – Project presentation

ACTION: Approved with Conditions as amended limiting the number of units to four with the option of providing an ADU and Com. Moore’s design comments for unit No. 1.

AYES: Diamond, Fung, Johnson, Melgar, Moore

NAYS: Koppel

ABSENT: Richards

MOTION: [20600](#)

- 18b. [2018-015446VAR](#) (M. DITO: (415) 575-9164)  
[740 CLAYTON STREET](#) – east side of Clayton Street between Waller and Frederick Streets, Lot 039 in Assessor’s Block 1254 (District 5) – Request for a **Variance** from the rear yard requirement of Planning Code Section 134. The project proposes to convert a legally noncomplying structure in the rear yard to a residential use. The subject property is located within a RH-3 (Residential, House – Three-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 18a.

ACTION: Asst. ZA Closed the PH and indicated an intent to Deny

19. [2018-011904CUA](#) (L. HOAGLAND: (415) 575-6823)  
[1420 TARAVAL STREET](#) – between 24<sup>th</sup> and 25<sup>th</sup> Avenues, Lot 010 in Assessor’s Block 2353 (District 4) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the demolition of an existing 2,176 square foot three-story single-family home and the new construction of an approximately 6,219 square foot, four-story, mixed-used building with three dwelling units and 1,731 square feet of ground floor commercial within the Taraval Street Neighborhood Commercial (NCD) 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: = Delvin Washington – Staff report  
+ Bill Pashlinsky – Project presentation  
= Eileen Boken – Issues and concerns  
= Stephanie Cisneros – Preservation issues

ACTION: After hearing and closing PC; Continued to January 30, 2020

AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore

ABSENT: Richards

20. [2019-015307CUA](#) (L. AJELLO: (415) 575-9142)  
[2222 BUSH STREET](#) –north side of Bush Street between Steiner and Filmore Streets, Lot 006 of Assessor’s Block 0659 (District 5) - Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 718 to establish a Cannabis Retail use in an existing 2,252 square foot ground floor retail space within the Upper Filmore Street

Neighborhood Commercial District (NCD) 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: = Laura Ajello – Staff report  
 + Speaker – Project presentation  
 = Christopher Hays – Additional condition  
 + Ryan McGilly – Support  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar  
 ABSENT: Moore, Richards  
 MOTION: [20601](#)

21. [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*

SPEAKERS: = Gabriela Pantoja – Staff report  
 + Joe Santino – Project presentation  
 - Speaker – Reduction in height  
 - Omar Khemici – Statistics  
 - Greg Ridenonr – Opposition  
 - Jennifer Polishook – Opposition  
 - Tom Christian – Scaleable design  
 = Speaker – Tree  
 - Speaker – Opposition  
 + Adele Della Santina – Support  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 MOTION: [20602](#)

ADJOURNMENT 9:00 PM  
 ADOPTED JANUARY 9, 2020