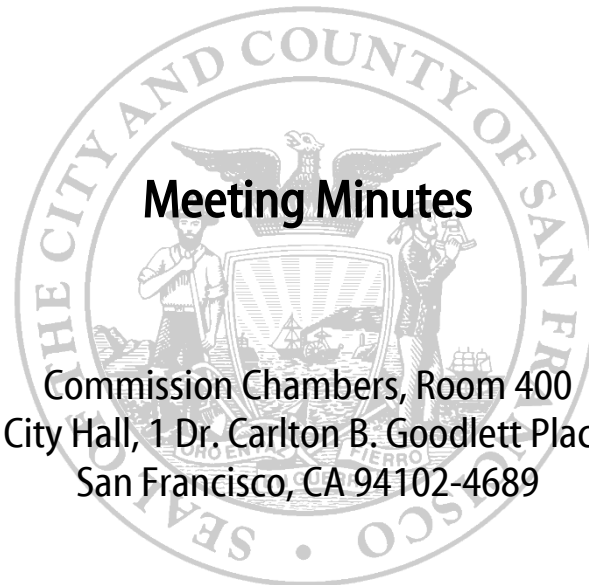


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, January 23, 2020
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 KOPPEL AT 1:04 PM

STAFF IN ATTENDANCE: Aaron Starr, Veronica Flores, Natalia Kwiatkowska, Rich Sucre, Bridget Hicks, David Winslow, Stephanie Cisneros, Adam Varat, Jeff Joslin, 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. 2015-004109CUA-02 (E. JARDINES: (415) 575-9144)
333 12TH STREET – north side of 12th Street between Folsom and Harrison Streets, Lots 022 and 055 in Assessor's Block 3521 (District 6) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 844.23, for the project involving conversion of 200 dwelling units to student housing (with up to 618 beds). The project is proposing to convert the seven-story-over-basement (80-ft tall) residential building (measuring

approximately 150,837 gross square feet) to student housing with 188 Class 1 bicycle parking spaces, and 15 Class 2 bicycle parking spaces. The subject property is located within a WMUG (Western SoMa Mixed-Use General) Zoning District, Western SoMa Special Use District, and 55-X and 55/65-X Height and Bulk Districts. 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
(Proposed for Continuance to January 30, 2020)

SPEAKERS: None
 ACTION: Continued to January 30, 2020
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

2. 2019-017311CND (C. FAHEY: (415) 575-9139)
901 UNION STREET – located on the south side of Union Street between Taylor and Jones Streets; Lot 001 in Assessor’s Block 0120 (District 3) – Request for a **Condominium Conversion**, pursuant to Planning Code Sections 1332 and 1381, to convert a three-story, six-unit building into residential condominiums within a RM-3 Zoning District and 65-A 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
(Proposed for Continuance to January 30, 2020)

SPEAKERS: None
 ACTION: Continued to January 30, 2020
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

- 3a. 2018-002825DRP (D. WINSLOW: (415) 575-9159)
780 KANSAS STREET – west side of Kansas Street between 19th and 20th Streets; Lot 013A in Assessor’s Block 4074 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2018.0221.1876 for construction of a vertical and horizontal addition to create a fourth-floor sunroom with a roof deck above; enlarge the existing three floors; create roof decks at the second and fourth floors; add a garage at the ground floor; and remodel and reconfigure the interior of the existing two units within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The existing building is located within the required rear yard and the proposed addition would result in additional encroachment. 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 Continuance to February 27, 2020)

SPEAKERS: None
 ACTION: Continued to February 27, 2020
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

- 3b. [2018-002825VAR](#) (D. WINSLOW: (415) 575-9159)
[780 KANSAS STREET](#) – west side of Kansas Street between 19th and 20th Streets, Lot 013A of Assessor’s Block 4074 (District 2) – Request for **Variance** from the Zoning Administrator to construct a vertical and horizontal addition on an existing two-dwelling unit building and to add a garage at the ground floor. The subject lot is irregularly shaped and is approximately 600 square feet smaller than the required minimum lot area of 2,500 square feet. The subject lot measures 25-feet wide and has an average lot depth of approximately 78 feet. The existing building is non-conforming in that it extends into the required rear yard and exceeds the permitted 12-foot projection and the proposed addition would result in additional encroachment (to 29 feet 7 inches to the rear property line). PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of 36 feet 8 inches. Therefore, a rear yard variance is required. The subject property is located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.
(Proposed for Continuance to February 27, 2020)

SPEAKERS: None

ACTION: Acting ZA Continued to February 27, 2020

16. [2019-000650DRP-02](#) (D. WINSLOW: (415) 575-9159)
[617 SANCHEZ STREET](#) – between 19th and Cumberland Streets; 055 in Assessor’s Block 3600 (District 7) – Request for **Discretionary Review** of Building Permit 2019.0115.0390 & 2019.0115.0391 for the demolition of an existing 2-story, approximately 1,000 square foot, one-bedroom, one-bath single-family home and detached garage, and construction of a new four-story (three-stories over basement), 4,149 square foot, four-bedroom, four and a half-bath, single-family home 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: Do Not Take Discretionary Review and Approve

SPEAKERS: None

ACTION: Continued to February 20, 2020

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

ABSENT: Richards

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. [2019-016849CND](#) (C. FAHEY: (415) 575-9139)
[1630 CLAY STREET](#) – located on the north side of Clay Street between Polk and Larking Streets; Lot 007 in Assessor’s Block 0620 (District 3) – Request for a **Condominium Conversion**, pursuant to Planning Code Sections 1332 and 1381, to convert a four-story, six-unit building into residential condominiums within a RM-3 Zoning District and 65-A 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, Melgar
 ABSENT: Richards
 RECUSED: Diamond, Moore
 MOTION: 20624

5. [2019-006042CUA](#) (X. LIANG: (415) 575-9182)
1560 WALLACE STREET – north side of Wallace Avenue between Keith Street and Jennings Street; Lot 026 in Assessor’s Block 4829 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.9 and 303, to allow subdivision of a parcel that is equal to or greater than 10,000 square feet into one or more smaller parcels in the PDR-1-B Zoning District, for the Project involving a lot subdivision of a 14,600 square feet lot into two lots and the new construction of a one-story, approximately 4,600 square feet, industrial warehouse on the vacant lot within a PDR-1-B (Production Distribution and Repair Light Industrial Buffer) 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: [20625](#)

C. COMMISSION MATTERS

6. Consideration of Adoption:
 • [Draft Minutes for January 9, 2020](#)

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

7. Commission Comments/Questions

Commissioner Johnson:

I wanted to mention something that was in the news over MLK holiday, which for those of you who might be paying attention to what is happening across the bay. For the last several months there is an organization called Moms for Housing who has been asserting housing as a human right by occupying an abandoned house in West Oakland. There was an agreement reached right in time for MLK Day in which the Oakland Land Trust will be purchasing that building. And then also Wedgewood Properties will be working with the

city and the state for all of its properties to negotiate both land trusting and negotiating the sale to nonprofit organizations. I think as we -- during this hearing, we'll be talking about the next two years, or the next year of our budget and our priorities. I think just reaffirming that land trust and land banking is a crucial component of making sure that our city has affordable housing in the long run. I think Supervisor Fewer's legislation around helping nonprofits to purchase multifamily housing and keeping it affordable is great, and we must bank land and we must protect land for permanent affordable housing. I hope that at some point we can have a presentation on land banking and land trusts and different tactics that cities across the country are using so that we can begin to bolster that in our city as well.

D. DEPARTMENT MATTERS

8. Director's Announcements

John Rahaim, Planning Director:

Good afternoon, commissioners. No new announcements today. I think it would be interesting to talk to the staff and the new director about that issue and bringing some other experts and there is a San Francisco Land Trust who have not been very visible in recent years but I think it would be interesting to bring them in and talk about that issue. Just a side note, I remember thinking of three or four years ago, at the height of the economic boom that if I had been in a position during the recession to make that recommendation, that the city could have purchased more land during the recession when land prices are a fraction of what they are now, it would have been a great thing to do to land bank some land during that time. Unfortunately prices now are so much higher but at any rate always the future to think about it.

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

Aaron Starr:

The Board did meet this week, but they only had one item at the Board and that was the Twelve Named Neighborhood Commercial Districts which they pass on second read. If all goes according to schedule, it should be effective by March 3rd.

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: Alex Newman – Artist housing 211 11th St.
Speaker – Artist housing 211 11th St.
Georgia Schuttish – Noe Valley alteration

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.

11. [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
 (Continued from Regular hearing on December 12, 2019)

SPEAKERS: = Veronica Flores – Staff report
 + Sup. Stefani – Proposed legislation
 + Tony Rodriguez – Support
 + Danny Campbell – Support
 + Javier Flores – Support
 + Jason Pierce – Support
 + John Corso – Support
 + Felipe Nuno – Support
 + Timothy Rife – Support
 + Alex Lansberg – Support
 + Speaker – Student housing

ACTION: Approved as proposed, encouraging the Supervisor to pursue additional legislation to earmark the fees within the District or immediate vicinity.

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

ABSENT: Richards

RESOLUTION: [20626](#)

12. [2017-011214CUA](#) (N. KWIATKOWSKA: (415) 575-9185)
9 APOLLO STREET – south side of Apollo Street between Topeka and Thornton Avenues, Lot 048 of Assessor’s Block 5354 (District 10) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to remove an unauthorized dwelling unit from the ground floor by merging it with the existing dwelling unit above. The subject property is currently authorized for use as a single-family dwelling within a RH-1 (Residential-House, One-Family) Zoning District and 40-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: = Natalia Kwiatkowska – Staff report
 + Quintin Donnelly – Project presentation
 - Margaret Romadio – Opposition

+ Speaker – Response to questions
 ACTION: After hearing and closing public comment; Continued to April 2, 2020, with direction from the CPC.
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

13. [2019-015062CUA](#) (B. HICKS: (415) 575-9054)
500 LAGUNA STREET – east side of Laguna Street between Linden Street and Fell Street; Lot 016 in Assessor’s Block 0818 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 761 to establish an approximately 1,335 square foot cannabis retail use (d.b.a. Mr. C’s). The Project will occupy the ground floor and basement retail space within in the existing three-story residential and commercial building in the Hayes-Gough NCT (Neighborhood Commercial Transit) 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: = Bridget Hicks – Staff report
 + Chris Callaway – Project presentation
 + Matthew Hodges – Support
 - Steven Molloy – Opposition
 + Ryan Gilbert – Support
 ACTION: Approved with Conditions as amended to require a new hearing for on-site consumption.
 AYES: Diamond, Johnson, Koppel, Melgar, Moore
 NAYS: Fung
 ABSENT: Richards
 MOTION: [20627](#)

14. [2019-016523CUA](#) (B. HICKS: (415) 575-9054)
313 IVY STREET – south side of Ivy Street between Gough Street and Octavia Street; Lot 004 in Assessor’s Block 0808 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 761 to establish an approximately 479 square foot cannabis retail use (d.b.a. Fig and Thistle Apothecary). The Project will occupy the ground floor retail space within in the existing three-story commercial building in the Hayes-Gough NCT (Neighborhood Commercial Transit) Zoning District and 50-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: = Bridget Hicks – Staff report
 + Michael Hall – Project presentation
 + Angel Davis – Project presentation
 + Gail Baugh – Support
 + Jim Warshell – Support
 + Christopher Renfro – Support
 + John Donohue – Support
 + Roberto De Julio – Support

+ Ben Harod – Support
 + Mac Conway – Support
 + Bob Haser – Support
 + Noel Bonner – Support
 + Angela Vanjoss – Support
 - Sabrina Macalfa – Opposition
 + Jonathan – Support
 + Andres Landel – Support
 + Oliver Mar – Support
 + Alex Chan – Support
 + Felicity – Support
 + Tiffany Hall – Support
 = Nicki – Consumption categories
 + Speaker – Support
 + Martha Arbow – Support
 + Alexa Goldberg – Support
 + Speaker – Support

ACTION: Approved with Conditions
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20628](#)

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. [2019-005361DRM](#) (B. HICKS: (415) 575-9054)
49 KEARNY STREET – west side of Kearny Street between Maiden Lane and Post Street; Lot 002 in Assessor's Block 0310 (District 3) – Request for **Mandatory Discretionary Review**, pursuant to Planning Code Sections 202.2, 210.2, and 311, to expand an existing medical cannabis dispensary (d.b.a. 710SF) to the second floor of an existing eight-story mixed-use building. The second floor is approximately 800 square feet and the resulting tenant space will include both the second and third floors covering a total of approximately 1,600 square feet in a C-3-O (Downtown Office) Zoning District and 80-130-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: Do Not Take Discretionary Review and Approve

SPEAKERS: = Bridget Hicks – Staff report
 + Terry Finch – Project presentation
 ACTION: No DR, Approved as proposed
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 DRA: [679](#)

17. [2019-003900DRP](#) (D. WINSLOW: (415) 575-9159)
1526 MASONIC AVENUE – between Upper Terrace and Java Street; Lot 039 in Assessor’s Block 2616 (District 8) – Request for **Discretionary Review** of Building Permit Application No 2019.0605.2567 for construction of a one-story, 21’ high, 735 square foot, artist cottage and dwelling unit at the rear of the property. The cottage will be located within the required rear yard and will require a variance. No exterior or interior alterations are proposed for the main house located at the front of the property within 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: Take Discretionary Review and Approve with Modifications

SPEAKERS: = David Winslow – Staff report
 - Dorothee Fisher – DR presentation
 - Matt Fisher – DR presentation
 - Neal Schwartz – DR presentation
 - Speaker – Opposition
 - Christopher – Opposition
 + Jeremy Paul – Project presentation
 + Speaker – Support

ACTION: After hearing and closing public comment; Continued to March 5, 2020, with direction from the CPC.

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

ABSENT: Richards

10. [2019-023608CRV](#) (D. LANDIS: (415) 575-9118)
FY 2020-2022 PROPOSED DEPARTMENT BUDGET AND WORK PROGRAM – An **Informational Presentation** of the Department’s proposed revenue and expenditure budget in FY 2020-2021 and FY2021-2022, including grants and capital budget requests; high-level work program activities for the department in FY 2020-2021 and FY2021-2022; and proposed dates where budget items will be discussed during the budget process.

Preliminary Recommendation: None – Informational

SPEAKERS: = John Rahaim, Planning Director – Introduction
 = Deborah Landis - Staff report
 = Georgia Schuttish – Demo calculations
 = Christopher Pederson – Neighborhood planning for western neighborhoods
 = Adam Varat – Response to questions
 = Jeff Joslin – Response to questions

ACTION: Reviewed and Commented

ADJOURNMENT 5:33 PM
 ADOPTED FEBRUARY 6, 2020