

# 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 30, 2020**  
**1:00 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:03 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Diego Sanchez, Carolyn Fahey, Elizabeth Gordon-Jonckheer, Rachel Schuett, Lisa Gibson, Chris Kern, Jon Francis, Ella Samonsky, Rich Sucre, Josh Switzky, Maia Small, Allison Vanderslice, Monica Giacomucci, Esmeralda Jardines, Linda Hoagland Ajello, Delvin Washington, Jeff Horn, David Weissglass, David Winslow, John Rahaim – Planning Director, Jonas P. Ionin – Commission Secretary

### **SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### **A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2018-010655DRP-03 (D. WINSLOW: (415) 575-9159)  
2169 26<sup>TH</sup> AVENUE – between Rivera and Quintara Streets; Lot 008B in Assessor's Block 2191 (District 4) – Request for **Discretionary Review** of Building Permit Application No. 2018.0703.3738, proposing a horizontal and vertical addition to an existing 3-story single family home and subdivision of the existing 50' x 120' lot into two equally sized 25' x 120'

lots that result in two single-family homes 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*

(Continued from Regular hearing on December 19, 2019)

**(Proposed for Continuance to February 20, 2020)**

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

2. 2014.0243DRP-02 (D. WINSLOW: (415) 575-9159)  
3927-3931 19<sup>TH</sup> STREET – between Sanchez and Noe Streets; 073 in Assessor’s Block 3601 (District 8) – Request for **Discretionary Review** of Building Permit 2008.0813.9076 for the construction of a new five-story 36’ high, 4,486 sq. ft. single dwelling unit with two off-street parking spaces at the front of a 2,850 sq. ft. lot containing an existing 2-story, 1,334 sq. ft. single family residence with no off-street parking which will remain unchanged 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: Do Not Take Discretionary Review and Approve*

**(Proposed for Indefinite Continuance)**

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

17. [2015-004109CUA-02](#) (E. JARDINES: (415) 575-9144)  
333 12<sup>TH</sup> STREET – north side of 12<sup>th</sup> 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 the 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*

(Continued from Regular hearing on January 23, 2020)

SPEAKERS: Anthony Navarro – Continuance  
 ACTION: Continued to February 13, 2020  
 AYES: Diamond, Fung, Koppel, Moore  
 ABSENT: Johnson, Melgar, 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. [2019-013168CUA](#) (S. UPDEGRAVE: (415) 558-6612)  
153 KEARNY STREET – an L-shaped interior lot located on the west side of Kearny Street between Sutter and Post Streets that also has frontage on Sutter Street; Lot 0293 in Assessor’s Block 010 (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 210.2 and 303, to convert approximately 8,775 s.f. of retail and vacant retail space on the basement level to general office. The office space will be accessed from an existing elevator lobby on Kearny Street with new exit stairs from the basement to Sutter Street. Subject property is within a C-3-G (Downtown-General) Zoning District and 80-130F 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, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards  
 MOTION: [20629](#)

5. [2019-017349CUA](#) (K. WILBORN: (415) 575-9114)  
2266 UNION STREET – located on the north side of Union Street between Steiner and Fillmore Streets; Lot 017 in Assessor’s Block 0534 (District 2) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 202.2, and 725, to permit a Limited Restaurant use with the existing retail space (d.b.a. “Made by True”) in the ground story of a three-story, mixed-use building within the Union Street Neighborhood Commercial District (NCD) Zoning District and 40-X Height and Bulk District. The project has qualified for review under the Planning Commission’s Community Business Priority Processing Programs (CB3P). 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, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards  
 MOTION: [20630](#)

6. [2019-017082CUA](#) (K. WILBORN: (415) 575-9114)  
1610 POST STREET – located on the north side of Post Street between Laguna and Buchanan Streets; Lot 052 in Assessor’s Block 0686 (District 5) – Request for a **Conditional**

**Use Authorization**, pursuant to Planning Code Sections 303 and 721, to permit a Massage Establishment (d.b.a. "Jan Massage") at the basement level of a three-story building within the Japantown Neighborhood Commercial District (NCD) 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: None  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards  
 MOTION: [20631](#)

7. [2019-006316CUA](#) (S. YOUNG: (415) 558-6346)  
[645 IRVING STREET](#) – south side between 7<sup>th</sup> and 8<sup>th</sup> Avenues; Lot 044 in Assessor's Block 1762 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.4, and 730 to establish a Formula Retail Limited Restaurant Use (d.b.a. Yi Fang Taiwan Fruit Tea) in an approximately 1,000 square foot vacant ground floor commercial space which was previously occupied by another non-formula retail limited restaurant use (d.b.a. Mi Tea). The project site is located within the Inner Sunset 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, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards  
 MOTION: [20632](#)

## C. COMMISSION MATTERS

8. Consideration of Adoption:
- [Draft Minutes for January 16, 2020](#)

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

9. Commission Comments/Questions

### Commissioner Moore:

I wanted to ask, Commission Secretary, if there is any possibility to get slightly more quality control over the printed material that we are receiving. In the last few weeks, prints come out in a very light gray, hard to read. In addition, that certain projects, both texts and as well as drawings reduce the type face size, and it's hardly readable. Particularly when it

comes to the drawings. They become so small and in light gray, even with a magnifying glass you cannot see it. And maybe just talking with a vendor to look for more consistency.

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

We can certainly address that issue.

**Commissioner Moore:**

Thank you.

**Commissioner Melgar:**

So today is my last Planning Commission meeting. I just wanted to thank all of you for being wonderful colleagues. I have enjoyed my time here and to the public who always is here to tell us what they think. I also thank you for being part of this process.

**President Koppel:**

Yes sorry to s--

(comment from the public – inaudible)

**Commissioner Melgar:**

But thank you, Theresa.

**President Koppel:**

She's worth it. I'm sorry to see you go. I haven't been here without you once, not once, so it's going to hit me next week probably. And best of luck to you once again. You know public comment coming up, coming right up.

**Georgia Schuttish, Speaker:**

Here's some potatoes, they're called Magic Myrna organic potatoes. So, there's four of them for you. They're very good roasted.

**Commissioner Melgar:**

Thank you.

**Commissioner Moore:**

Can she take them before the meeting?

**President Koppel:**

They're magic potatoes?

**Commissioner Moore:**

Be careful what you take.

**Commissioner Melgar:**

Thank you.

## D. DEPARTMENT MATTERS

### 10. Director's Announcements

**John Rahaim, Planning Director:**

Let me just add my thanks to Commissioner Melgar for all she's done on this commission on behalf of the staff. And I particularly want to thank you for "honchoing" this transition time with the new director and managing that whole process with so much grace. And I really very much appreciate it and I hope -- we wish you all the best in your future endeavors and we hope that you will keep in touch with us in the Department. And I'm afraid to ask what's in those potatoes.

**11. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission****Aaron Starr:****Land Use Committee**

- [191257](#) Planning Code - Jackson Square Special Use District - Exemption from Limitation on Proposed Limited Restaurant Uses. Sponsor: Peskin. Staff: Not Staffed.

First on the Land Use agenda was Supervisor Peskin's ordinance that would add a grandfathering clause to his previous ordinance that restricted Limited Restaurants in the Jackson Square SUD. Commissioners you waived your opportunity to hear this item, as it was every limited in scope and would only impact one pending business application. The Supervisor did thank the Planning Commission for waiving its opportunity to hear the item, and the applicant, who is planning on opening a Blue Bottle Coffee in Jackson Square spoke during public comment. The Committee voted to forward this item to the Full Board as a committee report.

- [190458](#) Planning, Administrative Codes - North of Market Affordable Housing Fees and Citywide Affordable Housing Fund. Sponsor: Mayor. Staff: V. Flores.

Next the Committee heard the Mayor's ordinance that would abolish the North of Market Affordable Housing Fund and instead have fees collected in that area deposited in the Citywide Affordable Housing Fund. The Planning Commission heard the item on June 13, 2019 and recommended approval with modification to index the fee to \$25.41 per square foot.

The first time the item was heard at Land Use, the committee did not index the fee per Planning Commission's recommendation; however, on July 23 at Full Board, Supervisor Haney introduced an amendment to index the fee to \$25.41 and it was sent back to Land Use. Since then, the Planning Department clarified that the existing Planning Code only authorizes the Department to index the fee beginning in 2011, but that we can do it automatically. Therefore, at this hearing, the proposal was to revert the \$25 back to the original \$5 fee.

Steve Vettel, a representative for a project sponsor within the SUD, gave public comment at the hearing expressing concern about the increased fees in this area and the potential to make projects infeasible. In the end the Committee accepted the amendment and sent the item to the Full Board with a positive recommendation.

- [190355](#) Planning Code - Authorizing Interim Activities at Development Sites. Sponsors: Mayor; Haney. Staff: Merlone.

Lastly, the ordinance authorizing Interim Activities at Development Sites was back at the Land Use Committee this week. The Committee was rehearing this item so that the Planning Commission's recommendation to require applicants to have a project that proposes an increase in residential density only if the existing site contained residential. The Land Use Committee adopted the modification and continued the item one week because the amendment was considered substantive. The intention is to pass the amended Ordinance at next week's Committee hearing.

### Full Board

- [191309](#) Hearing - Appeal of Determination of Exemption from Environmental Review - SFMTA Page Street Bikeway Improvements Pilot Project. Staff: Lynch. 3:00 PM Special Hearing, Items 50-53. *This item was continued to February 4, 2020 due to a noticing error.*
- [191257](#) Planning Code - Jackson Square Special Use District - Exemption from Limitation on Proposed Limited Restaurant Uses. Sponsor: Peskin. Staff: Not Staffed. Passed First Read

Lastly, this week Supervisor Yee nominated Maria Imperial for Planning Commission to fill Commissioner Melgar's seat. The nomination will be heard at the Rules Committee on February 3 as a committee report and then at the Board the following day.

### Jonas P. Ionin, Commission Secretary:

Board of Appeals did meet last night and considered two items that may be of interest. First, they held their Election of Officers and elected Anne Lazarus as the President and Darryl Honda as Vice President. Second, they considered 3945 Judah Street. The Board heard an appeal of the Commission's unanimous approval of the HomeSF project at 3945 Judah. The appellant raised environmental concerns related to abandoned underground storage tanks on the property that will be dealt with by the Department of Public Health under the Maher Ordinance. And the Board unanimously denied the appeal and upheld the Commission's decision.

## E. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes. When the number of speakers exceed the 15-minute limit, General Public Comment may be moved to the end of the Agenda.

**SPEAKERS:** Georgia Schuttish – Demolition  
Public Comment in January was about the speculative project at 463 Duncan and I sent you an email with the rejected DR attached. Five issues with these projects. There are better templates for spec projections. Use the entire garage. Keep the curb cut and let the remain with the property for parking.

Six years ago, housing in RH-1 neighborhoods in the southern half of the City were approximately half the price of homes in my neighborhood.

Also need to monitor outcomes. Future Demolitions like the one on Dolores and the one on Taraval that increase density need to report back as part of the Condition of Approval.

Within six months of CFC, Project Sponsor should report back on occupancy, tenure and sales price of units.

This is data needed while proceeding with demolitions and densification in the RH-neighborhoods.

Marissa Noel – 221 11<sup>th</sup> Street artist tenants

## 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.

12. [2019-020940PCA](#) (D. SANCHEZ: (415) 575-9082)  
RESIDENTIAL OCCUPANCY – INTERMEDIATE LENGTH OCCUPANCY – Planning Code Amendment introduced by Supervisor Peskin to create the Intermediate Length Occupancy residential use characteristic; amend the Administrative Code to clarify existing law regarding the enforceability of fixed-term leases in rental units covered by the just cause protections of the Residential Rent Stabilization and Arbitration Ordinance (the “Rent Ordinance”), prohibit the use of rental units for temporary occupancies by non-tenants, require landlords to disclose in advertisements for such units that the units are subject to the Rent Ordinance, and authorize enforcement through administrative and/or civil penalties, and require the Controller to conduct a study to analyze the impacts of new Intermediate Length Occupancy units in the City; 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*  
 (Continued from Regular hearing on January 16, 2020)  
**Note: On January 16, 2020, after hearing and closing public comment, continued to January 30, 2020 by a vote of +6 -0 (Diamond recused; Richards absent).**

**SPEAKERS:** = Diego Sanchez – Staff report  
 + Sunny Angulo, Aide to Sup. Peskin – Proposed legislation  
 = Cynthia Gomez – Protect housing  
 - Tracy Thompson – Short term rental criminal  
 + Theresa Flandrich – Support  
 + Tes Welborn – Support

**ACTION:** Approved with Modifications as amended to include excluding Non-profits, 501(c)3, and C4 organizations to the Planning Code Amendment for clarity.

**AYES:** Fung, Koppel, Melgar, Moore  
**ABSENT:** Johnson, Richards



RECUSED: Diamond  
 RESOLUTION: [20633](#)

3. [2019-017311CND](#) (C. FAHEY: (415) 575-9139)  
901-911 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*  
 (Continued from Regular Hearing on January 23, 2020)

SPEAKERS: = Carolyn Fahey – Staff report  
 - Theresa Flandrich – Eviction  
 ACTION: After being pulled off of Consent; Approved with Conditions  
 AYES: Diamond, Fung, Koppel, Moore  
 ABSENT: Melgar, Johnson, Richards  
 RESOLUTION: [20634](#)

13. [2017-011878ENV](#) (R. SCHUETT: (415) 575-9030)  
POTRERO POWER STATION – the area generally bounded by 22<sup>nd</sup> Street to the north, the San Francisco Bay to the east, 23<sup>rd</sup> Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor’s Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco properties (District 10) – Request for certification of **Final Environmental Impact Report**. The project would rezone the entirety of the approximately 29-acre site and establish land use controls for the project site through the adoption of the proposed Potrero Power Station Special Use District (SUD), and incorporation of design standards and guidelines in a proposed Design for Development document. The proposed project would involve the demolition of twenty structures, and retention of substantial portions of Station A (an individual and contributing historic resource), the Boiler Stack (a contributing historic resource), and possibly the Unit 3 Power Block (a contributing historic resource). The project would redevelop the project site into an integrated mixed-use neighborhood. The project would include a mixed-use development with up to approximately 2,601 dwelling units, 1,459,978 gross square feet (gsf) of commercial office/laboratory use, a 241,574 gsf hotel use (250 rooms), 50,000 gsf community facilities use, 35,000 gsf of production, distribution and repair use, 25,000 gsf entertainment/assembly space use, 99,464 gsf of commercial-retail use, 1,862 bicycle parking spaces, and 2,686 parking spaces. New buildings would range in height from 65 to 240 feet. The proposed project would also include transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical improvements, and 6.9 acres of publicly accessible open space. The subject site is currently within a M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution, and Repair) Zoning Districts and 40-X and 65-X Height and Bulk Districts.

**Please Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on November 19, 2018. Public comment will be received when the**

**item is called during the hearing. However, comments submitted may not be included in the Final EIR.**

*Preliminary Recommendation: Certify*

SPEAKERS:

- = Rachel Schuett – Staff report
- = Jon Francis – Staff report
- + Ken Rich – OEWD
- + Jon Lau – OEWD
- + Enrique Landa – Project presentation
- + Ron Miguel – Support
- + Martha Ryan – Support
- + Speaker – Support
- + Christina Sandoval – Support
- + Donald Whiteside – Support
- + Cynthia Gomez – Support
- + John Koepfel – Support
- + Laura Foote – Support
- + Theo Ellington – Support
- + Tyra Fennell – Support
- + Jordan Wing – Housing crisis
- + Emily Loper – Support
- + Julie Christensen – Support
- + Susan Eslick – Support
- + Jacob Adiarte – Support
- + Divali Magnus – Support
- + Michael Robinson – Support
- + Monica Wilson – Support
- + Darin Cline – PG&E Support
- + James Bueti – Support
- + John Collins – Support
- + Lisa Somner – Support
- + Jim Chappel – Support
- + Ray Hernandez – Support
- + Nathan Apple – Support
- + Peter Linenthal – Support
- + Tom Steele – Support
- + Vanessa Aquino – Support
- + J.R. Eppler – Support
- + Justin Katz – Support
- + Phillip Anasovich – Support
- + Zack Browne – Support
- + Hari Jun – Support
- + Alex Kryska – Support
- + Jude Deckenbach – Support
- + Mark Dwight – Support
- = Stuart Morton – Station A
- + Speaker – Support
- + Corey Smith – Support
- + Mike Buhler – Station A

+ Allison Heath – Station A  
 + Keith Goldstein – Support  
 +Speaker – Response to questions  
 = Josh Switzky – Response to questions

ACTION: Certified  
 AYES: Diamond, Fung, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards  
 RESOLUTION: [20635](#)

- 14a. [2017-011878ENV](#) (J. FRANCIS: (415) 575-9147)  
**POTRERO POWER STATION** – the area generally bounded by 22<sup>nd</sup> Street to the north, the San Francisco Bay to the east, 23<sup>rd</sup> Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor’s Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco properties (District 10) – Request for Adoption of **Findings and Statement of Overriding Considerations** under the California Environmental Quality Act (CEQA). the Potrero Power Station, Mixed Use Project which would rezone the entirety of the approximately 29-acre site and establish land use controls for the project site through the adoption of the proposed Potrero Power Station Special Use District (SUD), and incorporation of design standards and guidelines in a proposed Design for Development document. The proposed project would involve the demolition of twenty structures, and retention of substantial portions of Station A (an individual and contributing historic resource), the Boiler Stack (a contributing historic resource), and possibly the Unit 3 Power Block (a contributing historic resource). The project would include a mixed-use development with up to approximately 2,601 dwelling units, 1,459,978 gross square feet (gsf) of commercial office/laboratory use, a 241,574 gsf hotel use (250 rooms), 50,000 gsf community facilities use, 35,000 gsf of production, distribution and repair use, 25,000 gsf entertainment/assembly space use, 99,464 gsf of commercial-retail use, 1,862 bicycle parking spaces, and 2,686 parking spaces. New buildings would range in height from 65 to 240 feet. The proposed project would also include transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical improvements, and 6.9 acres of publicly accessible open space. The subject site is currently within a M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution, and Repair) Zoning Districts and 40-X and 65-X Height and Bulk Districts.  
*Preliminary Recommendation: Adopt Findings and Statement of Overriding Considerations*

SPEAKERS: Same as item 13.  
 ACTION: Adopted Findings and Statement of Overriding Considerations  
 AYES: Diamond, Fung, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards  
 MOTION: [20636](#)

- 14b. [2017-011878GPA](#) (J. FRANCIS: (415) 575-9147)  
**POTRERO POWER STATION** – the area generally bounded by 22<sup>nd</sup> Street to the north, the San Francisco Bay to the east, 23<sup>rd</sup> Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor’s Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco properties (District 10) – Request for **General Plan Amendments**. Ordinance introduced by the Planning Commission to amend Maps No. 1 and No. 2 of Commerce and Industry

Element; Maps No. 4 and No. 5 of the Urban Design Element; Map 3 of the Recreation and Open Space Element; Map 11 of the Transportation Element; Objective 1.1, Policy 1.1.8, Map 2, and Objective 5.1 of the Central Waterfront Area Plan; and the Land Use Index of the General Plan to conform the General Plan with the Potrero Power Station Special Use District. On September 5, 2019, the Planning Commission recommended initiation of the General Plan Amendments, per Planning Commission Resolution No. 20511.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 13.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Diamond, Fung, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards  
 RESOLUTION: [20637](#)

- 14c. [2017-011878PCA](#) (J. FRANCIS: (415) 575-9147)  
**POTRERO POWER STATION** – the area generally bounded by 22<sup>nd</sup> Street to the north, the San Francisco Bay to the east, 23<sup>rd</sup> Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor’s Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco properties (District 10) – Request for **Planning Code Amendments**. Ordinance introduced by Supervisor Shamann Walton and Mayor London Breed to amend the Planning Code by establishing a Special Use District (SUD) for the Potrero Power Station Mixed-Use Project. The Potrero Power Station SUD would modify specific Planning Code requirements related to permitted uses, ground floor frontage, building standards, off-street parking, dwelling unit exposure, open space, off-street loading, signage, and would establish review procedures for phase approvals and building permits for the Potrero Power Station Mixed-Use Project. The SUD would also incorporate by reference a proposed “Design for Development” for Potrero Power Station that provides specificity on land use, open space, streets and streetscapes, parking and loading, buildings, lighting, and signage. The subject site is currently within a M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution, and Repair) Zoning Districts and 40-X and 65-X Height and Bulk Districts.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 13.  
 ACTION: Approved as Amended  
 AYES: Diamond, Fung, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards  
 MOTION: [20638](#)

- 14d. [2017-011878PCA](#) (J. FRANCIS: (415) 575-9147)  
**POTRERO POWER STATION** – the area generally bounded by 22<sup>nd</sup> Street to the north, the San Francisco Bay to the east, 23<sup>rd</sup> Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor’s Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco properties (District 10) – Request for Approval of the Potrero Power Station Special Use District **Design for Development (D4D)**, which outlines the development controls, standards, and guidelines specific to the Potrero Power Station Mixed-Use Project. The proposed D4D articulates a vision and goals for the character of the overall project, and provides specificity on aspects of land use, open space, streets and streetscapes, parking

and loading, buildings, lighting, and signage. The subject site is currently within a M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution, and Repair) Zoning Districts and 40-X and 65-X Height and Bulk Districts.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 13.  
 ACTION: Approved as Amended  
 AYES: Diamond, Fung, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards  
 MOTION: [20638](#)

- 14e. [2017-011878MAP](#) (J. FRANCIS: (415) 575-9147)

POTRERO POWER STATION – the area generally bounded by 22<sup>nd</sup> Street to the north, the San Francisco Bay to the east, 23<sup>rd</sup> Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor’s Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco properties (District 10) – Request for **Zoning Map Amendments**. Ordinance introduced by Supervisor Walton and Mayor Breed to amend: (1) Zoning Use District Map No. ZN08 to rezone Assessor’s Block and Lots 4175/002; 4175/017; 4175/018 (partial); 4232/001; and 4232/006 from M-2 (Heavy Industrial) to PPS-MU (Potrero Power Station Mixed-Use District) and non-assessed Port and City and County of San Francisco properties from M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution, and Repair) to P (Public) ; (2) Height and Bulk District Use Map No. HT08 to rezone 4175/002; 4175/017; 4175/018 (partial); 4232/001; and 4232/006 from 40-X and 65-X to 65/240-PPS; (3) Special Use District Map No. SU08 to create the new Potrero Power Station Special Use District and assigning to it the Assessor’s Block and Lots 4175/002; 4175/017; 4175/018 (partial); 4232/001; and 4232/006, and non-assessed Port and City and County of San Francisco properties. These Zoning Use District Map, Height and Bulk District Use Map, and Special Use District Map Amendments would support the Potrero Power Station Mixed-Use Project.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 13.  
 ACTION: Approved as Amended  
 AYES: Diamond, Fung, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards  
 RESOLUTION: [20639](#)

- 14f. [2017-011878DVA](#) (J. FRANCIS: (415) 575-9147)

POTRERO POWER STATION – the area generally bounded by 22<sup>nd</sup> Street to the north, the San Francisco Bay to the east, 23<sup>rd</sup> Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor’s Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco properties (District 10) – Request for approval of **Development Agreement**. Ordinance introduced by Supervisor Shamann Walton and Mayor London Breed to approve a Development Agreement between the City and County of San Francisco and the “California Barrel Company, LLC” in association with the Potrero Power Station Mixed-Use Project. The proposed Development Agreement will address project phasing, development phase approval procedures, delivery of public realm improvements, the vesting of rights,

and public benefits on topics to include affordable housing, workforce development, on-site childcare facilities, on-site community facility, transportation improvements, infrastructure improvements, public and publicly accessible private open space improvements, historic rehabilitation, sustainability and sea level rise protection.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 13.  
 ACTION: Approved as Amended  
 AYES: Diamond, Fung, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards  
 RESOLUTION: [20640](#)

- 15a. [2013.0689CUA](#) (M. GIACOMUCCI: (415) 575-8714)  
2 HENRY ADAMS STREET – located on the west side of Henry Adams Street between Division and Alameda streets, Lots 001 and 005 in Assessor’s Block 3910 (District 10) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 210.3B to allow the conversion of 49,999 square feet of laboratory use to office use on the fourth and fifth floors of the subject property, located in a PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District and 45-X Height and Bulk District. The subject property is Landmark No. 283, the Dunham, Carrigan, and Hayden Building, designated under Article 10 of the Planning Code. The proposal also includes façade restoration and establishment of a public plaza on the northwest corner of the property. 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 January 9, 2020)

SPEAKERS: = Monica Giacomucci – Staff report  
 + John Kevlin – Project presentation  
 + Speaker – Project presentation  
 + Tony Bernard – Support  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards  
 MOTION: [20641](#)

- 15b. [2013.1593B](#) (M. GIACOMUCCI: (415) 575-8714)  
2 HENRY ADAMS STREET – located on the west side of Henry Adams Street between Division and Alameda streets, Lots 001 and 005 in Assessor’s Block 3910 (District 10) – Request for an **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to allow the conversion of 49,999 square feet of laboratory use to office use on the fourth and fifth floors of the subject property, located in a PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District and 45-X Height and Bulk District. The subject property is Landmark No. 283, the Dunham, Carrigan, and Hayden Building, designated under Article 10 of the Planning Code. The proposal also includes façade restoration and establishment of a public plaza on the northwest corner of the property. 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 January 9, 2020)

SPEAKERS: Same as item 15a.  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards  
 MOTION: [20642](#)

16. 2012.1384 (E. JARDINES: (415) 575-9144)  
ONE VASSAR AVENUE – located on the south side of Harrison Street, between 2<sup>nd</sup> and 3<sup>rd</sup> Streets, Lots 001, 078, 079, 080, 080A, 081, 099, 100, 101, 105, 112 and 113, Block 3763 (District 6) – **Informational Presentation** on the proposed project, which includes the demolition of the existing buildings, preservation and adaptive reuse of the existing industrial building at 645 Harrison Street, and construction of three new buildings located at 400 2<sup>nd</sup> Street, 645 Harrison Street and 657 Harrison Street. 400 2<sup>nd</sup> Street consists of a 27-story (350-ft tall) office tower with approximately 448,700 gross square feet (gsf) of office use. 645 Harrison Street consists of a 19-story (200-ft tall) mixed-use hotel with approximately 468 hotel rooms, 44,200 gsf of PDR use, 33,700 gsf of retail use, and 64,800 gsf of office use. 657 Harrison Street consists of a 35-story (350-ft tall) residential tower with approximately 489 dwelling units and a ground floor childcare space. The project site was identified as a “key site” in the Central SoMa Plan and is providing qualified amenities, including streetscape improvements and publicly accessible private open space. The project site is located in the CMUO (Central SoMa Mixed-Use Office) Zoning District, Central SoMa Special Use District and 130-CS-200-CS, 130-CS-350-CS, and 350-CS Height and Bulk Districts.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Esmeralda Jardines – Staff report  
 + Sharon Lai – Project presentation  
 + Mark Schwepner – Design presentation  
 + Scott Latouf – Landscape plan  
 = John Elberling – Community benefits  
 + Corey Smith – High standards  
 = David Wu – Community concerns  
 = Angelica Cabande – Requesting continuance  
 = Cynthia Gomez – Neutral  
 ACTION: Reviewed and Commented

18. [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*  
 (Continued from Regular hearing on December 12, 2019)

**Note: On December 12, 2019, after hearing and closing public comment, continued to January 30, 2020 by a vote of +6 -0 (Richards absent).**

**SPEAKERS:** = Linda Hoagland – Staff report  
 + Peter Mandel – Project presentation  
 + Bill Pashelinsky – Project presentation  
 - Eileen Boken – Opposition  
 - Evan Rosen – Opposition  
 - Woody LaBounty – Opposition  
 - Kathy Hirzel – Opposition

**ACTION:** Approved with Conditions as amended to include an overall height reduction of two and a half feet (six inches from each residential level and one-foot from the commercial).

**AYES:** Diamond, Fung, Koppel, Moore

**ABSENT:** Johnson, Melgar, Richards

**MOTION:** [20643](#)

19. [2018-015058CUA](#) (L. HOAGLAND: (415) 575-6823)  
2555 DIAMOND STREET – between Moffit Street and Poppy Lane, Lot 044 in Assessor's Block 6713 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the demolition of an existing approximately 1,351 gross square foot two-story single-family home and detached approximately 302 square foot rear yard storage shed and the new construction of an approximately 2,949 gross square foot, three-story, single-family dwelling within a RH-1 (Residential-House, Single-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:** = Linda Hoagland – Staff report  
 + Ben Ford – Project presentation  
 + Horacia Diaz – Project presentation  
 = Brett Wingar – Rear mass and design

**ACTION:** Approved with Conditions as amended for Staff and Sponsor to work with BUF regarding preserving the street tree.

**AYES:** Diamond, Fung, Koppel, Moore

**ABSENT:** Melgar, Johnson, Richards

**MOTION:** [20644](#)

20. [2019-016568CUA](#) (J. HORN: (415) 575-6925)  
2255 JUDAH STREET – southwest corner of intersection of Judah Street and 28<sup>th</sup> Avenue, Lot 036 in Assessor's Block 1826 (District 4) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 710 to establish a Formula Retail use (dba "Mathnasium", a tutoring service) within an existing 1,540 square foot retail-commercial space at the ground floor of the subject property within a NC-1 (Neighborhood Commercial Cluster District) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*



(Continued from Regular hearing on December 19, 2019)

SPEAKERS: = Jeff Horn – Staff report  
 + Justin Zucker – Project presentation  
 + Speaker – Project presentation  
 - Speaker – Organized Opposition  
 - Christine Chang - Organized Opposition  
 - Alvin Yiu – Similar services  
 + Thomas Wayne – Afterschool program  
 - Julie Zhou – Opposition  
 - Ricky Tsai – Opposition  
 + David Ramos – Support

ACTION: Approved with Conditions as amended and corrected.  
 AYES: Diamond, Fung, Koppel, Moore  
 ABSENT: Johnson, Melgar, Richards  
 MOTION: [20645](#)

21. [2019-001694CUA](#) (D. WEISSGLASS: (415) 575-9177)  
1500 MISSION STREET – north side of Mission Street between 11<sup>th</sup> Street and Van Ness Avenue; Lots 008-011 in Assessor’s Block 3506 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303, to establish a massage use within a spa (d.b.a. “The Spa”) as accessory to the primary gym use (d.b.a. “Equinox”) within a C-3-G (Downtown-General) Zoning District and 130/240-R-3, 130/400-R-3, and 85-X Height and Bulk Districts. The spa use will be operated by Equinox Gym and accessed via the main Equinox entrance at the corner of Van Ness Avenue and Mission Street. The Spa itself will occupy approximately 550 square-feet at the basement level of the 31,000 square-foot Equinox Gym and provide 2 treatment rooms in which massages will be administered. 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*  
 (Continued from Regular hearing on January 16, 2020)  
**Note: On January 16, 2020, after hearing and closing public comment, continued to January 30, 2020 by a vote of +5 -0 (Johnson and Richards absent).**

SPEAKERS: = David Weissglass – Staff report  
 + Steve Vettel – Project presentation  
 - Speaker – Opposition  
 - Larisa Pedroncelli – Opposition  
 - Speaker – Opposition  
 - Carlos Bocanegra – Opposition

ACTION: Approved with Conditions as amended with conditions volunteered by the Sponsor.

AYES: Diamond, Fung, Koppel, Moore  
 ABSENT: Johnson, Melgar, Richards  
 MOTION: [20646](#)

## 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. [2018-014127DRP](#) (D. WINSLOW: (415) 575-9159)  
 2643 31<sup>ST</sup> AVENUE – between Escolta Way and Vicente Street; 007 in Assessor’s Block 2464A (District 4) – Request for **Discretionary Review** of Building Permit 2018.0814.7292 for the construction an 849 sq. ft. third-story vertical addition and a front 196 sq. ft. roof deck and 29 sq. ft. rear balcony, to an existing two-story 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: Take Discretionary Review and Approve with Modifications*

SPEAKERS: = David Winslow – Staff report  
 - Pauson Yun – DR presentation  
 - Lorraine Adams – Opposition  
 - Jeff Hook – Opposition  
 - Antonetta Young – Opposition  
 + Speaker – Project presentation

ACTION: Took DR and Approved with modifications:  
 1. Reduce the mass at the rear; and  
 2. Review of the parapet at the front  
 with guidance from Staff.

AYES: Diamond, Fung, Koppel, Moore  
 ABSENT: Johnson, Melgar, Richards  
 DRA: [680](#)

23. [2019-013041DRP](#) (D. WINSLOW: (415) 575-9159)  
 41 KRONQUIST COURT – near 27<sup>th</sup> Street; 010 in Assessor’s Block 6582 (District 8) – Request for **Discretionary Review** of Building Permit 2019.0618.3764 for the construction of exterior stairs and a firewall at the rear yard and a first and second floor deck at the rear of a 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: = David Winslow – Staff report  
 - Ann Hedges – DR presentation  
 - Speaker – DR presentation  
 - Speaker – Opposition  
 - Stephanie Rosemond – Opposition  
 - Everett Rosemond – Opposition  
 + Scott Olsen – Project presentation  
 + James Savoy – Project presentation

ACTION: Took DR and Approved with modifications:  
1. Relocate side stair to the rear; and  
2. Provide a privacy planter outside the railing.  
AYES: Diamond, Fung, Koppel, Moore  
ABSENT: Melgar, Johnson, Richards  
DRA: [681](#)

ADJOURNMENT 8:20 PM  
ADOPTED FEBRUARY 13, 2020