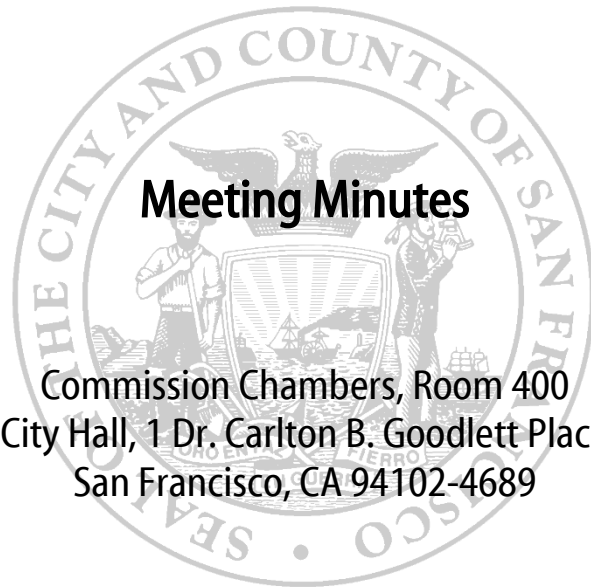


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, February 6, 2020
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:01 PM

STAFF IN ATTENDANCE: Aaron Starr, Michael Christensen, Cathleen Campbell, Bridget Hicks, David Winslow, Elizabeth Gordon-Jonckheer, Shannon Ferguson, 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. 2019-001455CUA (C. CAMPBELL: (415) 575-8732)
1750 WAWONA STREET – north side of Wawona Street between 25th and 30th Avenues, Lot 011 in Assessor's Block 2468 (District 4) – Request a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 317 to allow the tantamount to demolition of an existing two-story single-family dwelling and legalize work exceeded beyond the scope approved under permit 201707121692 to construct a horizontal addition 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

(Continued from Regular hearing on January 16, 2020)

(Proposed for Continuance to March 5, 2020)

SPEAKERS: None
ACTION: Continued to March 5, 2020
AYES: Diamond, Fung, Johnson, Koppel, Moore
ABSENT: Richards

2. 2018-002124CUA (C. ALEXANDER: (415) 575-8724)
54 04TH STREET – west side of 4th Street and between Market and Mission Streets; Lot 034 in Assessor's Block 3705 (District 13) – Request for a **Conditional Use Authorization** for hotel use pursuant to Planning Code Sections 210.2 and 303. The Project proposes a conversion of the 68 vacant residential hotel rooms (SROs) to tourist use. The subject property (Mosser Hotel) currently contains 81 residential hotel rooms and 87 tourist hotel rooms for a total of 168 rooms within a C-3-R (Downtown-Retail) Zoning District and 160-S Height and Bulk District. 13 tenants currently reside in the 81 residential hotel rooms, with 68 of them vacant. None of the existing tenants are proposed to be evicted. The Project Sponsor proposes to satisfy the one-for-one residential room replacement required by Administrative Code Section 41.13(a)(4) and (a)(5) by paying an in-lieu fee "to a public entity or nonprofit organization, which will use the funds to construct comparable units, an amount at least equal to 80% of the cost of construction of an equal number of comparable units plus site acquisition costs." This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
(Continued from Regular hearing on January 16, 2020)
(Proposed for Continuance to March 12, 2020)

SPEAKERS: None
ACTION: Continued to March 12, 2020
AYES: Diamond, Fung, Johnson, Koppel, Moore
ABSENT: Richards

3. 2018-011717CUA (S. CISNEROS: (415) 575-9186)
1369 SANCHEZ STREET – east side of Sanchez Street between Cesar Chavez and 27th Street, Lot 027, Assessor's Block 6579 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to legalize a tantamount to demolition of an existing three-story, two-unit residence and garage and construct a new three-story, two-unit residence with garage. The subject property is located with a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on December 19, 2019)
Note: On October 24, 2019, after hearing and closing public comment; a motion to Approve with Conditions failed +2 -2 (Moore, Richards against; Melgar, Johnson absent), continued to December 19, 2019 by a vote of +4 -0 (Johnson, Melgar absent). On December 19, 2019,

after hearing and closing public comment, continued to February 6, 2020 with direction to include an ADU.

(Proposed for Continuance to March 19, 2020)

SPEAKERS: None
ACTION: Continued to March 19, 2020
AYES: Diamond, Fung, Johnson, Koppel, Moore
ABSENT: Richards

4. 2019-006446CUA (G. PANTOJA: (415) 575-8741)
428 27TH STREET – between Noe and Sanchez Streets, Lot 012 in Assessor's Block 6580 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 for the removal of an Unauthorized Dwelling Unit (UDU) located at the ground floor of an existing three-story, single-family residence and the construction of dormers at the rear of the subject building 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\(h\)](#).

WITHDRAWN

SPEAKERS: None
ACTION: Withdrawn

15. [2018-011031DRP-03](#) (D. WINSLOW: (415) 575-9159)
219-223 MISSOURI STREET – between Mariposa and 18th Streets.; Lot 022 in Assessor's Block 4002 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2018.0730.5884, proposing expansion of two dwelling units; a 3-story vertical addition and the addition of two off-street parking spaces to an existing 1-story, four-family house 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
(Continued from Regular hearing on November 14, 2019)

SPEAKERS: None
ACTION: Continued to March 19, 2020
AYES: Diamond, Fung, Johnson, Koppel, 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

5. [2019-016911CUA](#) (X. LIANG: (415) 575-9182)

855 BRANNAN STREET – south side of Brannan Street between 7th and 8th Streets; Lots 011-014 in Assessor's Block 3783 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 843.46, to establish an approximately 887 square-foot Formula Retail Use (d.b.a. StretchLab) in a vacant ground floor tenant space in a newly-constructed six-story, mixed-use building within an UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District. The Project will include a new sign under a separate signage permit. There will be no expansion of the existing building envelope or storefront modifications proposed. 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, Moore
ABSENT: Richards
MOTION: [20467](#)

C. COMMISSION MATTERS

6. Consideration of Adoption:

- [Draft Minutes for January 23, 2020](#)

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

7. Commission Comments/Questions

None

D. DEPARTMENT MATTERS

8. Director's Announcements

None

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

Aaron Starr:

At this week's Land Use Committee, there was just one item which was continued from last week and that was the Authorizing Interim Activities at Development Sites sponsored by the mayor and Supervisor Haney. That was recommended to the full board.

At the Rules Committee this week, the committee passed out -- approved the appointment for Maria Imperial for the Planning Commission and that will be voted on next week. And then at the full board this week, the Jackson Square Special Use District Grandfathering

Provision sponsored by Supervisor Peskin passed its second read and the North of Market Affordable Housing Fees and Citywide Affordable Housing Fund sponsored by the mayor passed its first read.

Lastly, the board considered the CEQA appeal for the Page Street Bike Improvement pilot project. The project would involve a 12-month pilot to study the effects of several traffic circulation changes to the study area. Construction associated with the project would primarily include restriping travel lanes and the addition of signage with the intention of restricting private vehicle traffic and prioritizing bicycle traffic within the study area. The appellant, the Coalition for Adequate Review was represented by Mary Miles who provided an overview of the appeal. The appellant contended that the project did not qualify for a Class 6 Categorical Exemption which relates to information collection. The pilot projects are defined as information collection or as part of the study leading to an action which the public agency has not yet approved, adopted, or funded. The appellant said that the project couldn't possibly be a pilot project because SFMTA approved and funded the pilot. One speaker spoke in favor of the appeal. He introduced a noble argument against cycling, stating that cyclists create more greenhouse gases because they eat more food than non-cyclists. And therefore, cycling is more environmentally harmful than driving. Planning staff gave a very efficient 2-minute rebuttal to the appellant's claims pointing out that the only way SFMTA could study the pilot's effect was by funding it. If there was no discretion to approve or fund the pilot by SFMTA, then it wouldn't be subject to CEQA. At the end of staff's presentation, President Yee stated that was one of the best presentations by a department ever. Several people came out and spoke out against the appeal, including representatives from the San Francisco Bicycle Advisory Committee, Walk San Francisco and the Hayes Valley Neighborhood Association. In the end, the board voted unanimously to deny the appeal. And that concludes my report. Thanks.

Jonas P. Ionin, Commission Secretary:

The Historic Preservation Commission did meet yesterday. They considered the department's work program and budget which they adopted recommendation for approval, and you'll be considering next Thursday. They heard a very interesting informational presentation by an intern, GG Gunther, on the Mural Projects in San Francisco, as well as initiating landmark status for the New Royal Bakery on Mission Street.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Full lot excavations

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. [2014-001272DVA-02](#) (M. CHRISTENSEN: (415) 575-8742)
PIER 70 MIXED USE DEVELOPMENT – Request for an **Amendment to the Design for Development (D4D)** of the Pier 70 Special Use District, which outlines the controls, standards, and guidelines specific to the Pier 70 Mixed-Use Project. The proposed D4D

amendment would allow a residential building to contain up to nine stories where currently limited to eight; the amendment would not alter overall building height maximums, site uses, or the overall development capacity of the Project. The project site is located within the P70-MU Zoning District, the Pier 70 Special Use District, and 65-X and 90-X Height and Bulk Districts.

Preliminary Recommendation: Approve

SPEAKERS: = Michael Christensen – Staff report
 + Speaker – Project presentation
 + Speaker – Project presentation
 ACTION: Approved
 AYES: Diamond, Fung, Johnson, Koppel, Moore
 ABSENT: Richards
 MOTION: [20648](#)

11. [2018-013139CUA](#) (C. CAMPBELL: (415) 575-8732)
271 GRANADA AVENUE – west side of Granada Street between Ocean and Holloway Avenue, Lot 006 in Assessor's Block 6941 (District 7) – Request a **Conditional Use Authorization**, pursuant to Planning Code Section 209.1, 303 and 317 to demolish a one-story single-family dwelling and construct a new three-story three-family dwelling, including an Accessory Dwelling Unit at the ground floor, within a RH-2 (Residential - House, Two Family) Zoning District, Oceanview Large Residence Special Use 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: = Cathleen Campbell – Staff report
 + Drake Gardner – Project presentation
 ACTION: Approved with Conditions
 AYES: Diamond, Fung, Johnson, Koppel, Moore
 ABSENT: Richards
 MOTION: 20649

12. [2019-014039CUA](#) (B. HICKS: (415) 575-9054)
1735 POLK STREET – west side of ~~Laguna~~ **Polk** Street between Washington Street and Clay Street; Lot 002 in Assessor's Block 0619 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 723 to establish an approximately 4,400 square foot cannabis retail use and personal service use (d.b.a. Mad River Wellness). The Project will occupy the existing ground floor retail space within in the three-story residential and commercial building in the Polk Street NCD (Neighborhood Commercial) 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: = Bridget Hicks – Staff report
 + Julie Vans – Project presentation
 + Bram Goodwin – Cannabis in every neighborhood
 - Suzanne Markel-Fox – Opposition

- Claire Lee – Opposition
 + Dela Moran – Support
 = Michael Christensen – Response to questions
 ACTION: After hearing and closing public comment; Continued to February 20, 2020
 with direction from the Commission.
 AYES: Diamond, Fung, Johnson, Koppel, Moore
 ABSENT: Richards

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.

13. [2019-014893DRP-02](#) (M. CHRISTENSEN: (415) 575-8742)
152 GEARY STREET – on a through lot between Geary Street and Maiden Lane, between Stockton and Grant Streets; Lot 008 in Assessor's Block 0309 (District 3) – Request for **Discretionary Review** of Building Permit Application No. 2019.0723.6743, which proposes to establish an approximately 7,440 square foot, two-story Cannabis Retail use at an existing retail space within a C-3-R (Downtown - Retail) 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: = Michael Christensen – Staff report
 + Christine Wade – Support
 + Jason Uphill – Support
 ACTION: Took DR and Approved with Conditions, including an update presentation one-year from date of operation.
 AYES: Diamond, Fung, Johnson, Koppel, Moore
 ABSENT: Richards
 DRA: [682](#)

14. [2019-014211DRP](#) (M. CHRISTENSEN: (415) 575-8742)
667 MISSISSIPPI STREET – east side of Mississippi Street, between 20th and 22nd Streets; Lot 029 in Assessor's Block 4103 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2019.0717.6109 which proposes to establish a new, 1,016 square foot Cannabis Retail use, including an on-site smoking and vaporizing room, within an existing non-storefront cannabis production facility within a MUR (Mixed-Use Residential) 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: = Michael Christensen – Staff report
 - Albert Lee – DR presentation
 - Emily Wang – DR presentation

+ Reese Walker – Support
 - Mary – Opposition
 - Billy Hwang – Opposition
 - Christina Curos – Opposition
 - Speaker – Opposition
 - Lia Nutting – Opposition
 - Mary Taylor – Opposition
 - Andy – Opposition
 - Roberto Apodaca – Opposition
 - Speaker – Opposition
 - Speaker – Opposition
 - Bret – Opposition
 - Rodney – Opposition
 - Don Henry – Opposition
 + Michael Hall – Project presentation
 + Angel Davis – Project presentation
 + Walter Chang – Support
 + Antoine Jones – Support
 + Wade Laughter – Support
 + Jim Warshell – Support
 + Ron Miguel – Support
 + Dr. Immaculate J. Lupis – Support
 + Speaker – Support
 + Perry Jones – Support
 + Nguey Lay – Rebuttal

ACTION: After hearing and closing public comment; Continued to March 19, 2020
 AYES: Diamond, Fung, Johnson, Moore
 NAYS: Koppel
 ABSENT: Richards

16. [2018-011022DRP](#) (D. WINSLOW: (415) 575-9159)
2651 OCTAVIA STREET – between Green and Vallejo Streets; 002 in Assessor's Block 0554 (District 2) – Request for **Discretionary Review** of Building Permit 2018.0803.6504 for the construction of a 4th floor vertical and a horizontal rear addition that incorporates decks at the step backs to an existing 3-story, two-family home 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

SPEAKERS: = David Winslow – Staff report
 - Paul Guermonprez – DR presentation
 - Maureen Holt – DR presentation
 - Maggie Chang – Opposition
 - Jack Fowler – Opposition
 - Penny Wells – Opposition
 + Jane Cook – Project presentation
 + Sarah Wightman – Project presentation
 ACTION: Did NOT Take DR and Approved

AYES: Diamond, Fung, Johnson, Koppel
NAYS: Moore
ABSENT: Richards
DRA: [683](#)

ADJOURNMENT 4:34 PM
ADOPTED FEBRUARY 20, 2020