

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes Remote Hearing via videoconferencing and call-in

**Thursday, April 9, 2020  
1:00 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Diamond, Fung, Imperial, Johnson, Koppel, Moore

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:02 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Laura Ajello, Seung Yen Song, Veronica Flores, Matt Dito, Scott Sanchez – Assistant Zoning Administrator, Rich Hillis – 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. [2018-001443MAP](#) (D. SANCHEZ: (415) 575-9082)  
**M-1 AND M-2 REZONING** – Adoption of **Planning Code and Zoning Map Amendments** to rezone certain parcels in Industrial Use Districts to Production, Distribution, and Repair and other Use Districts; 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 making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

*Preliminary Recommendation: Approve*

(Continued from Canceled hearing on March 26, 2020)

**(Proposed for Continuance to April 23, 2020)**

SPEAKERS: None

ACTION: Continued to April 23, 2020

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

2. [2019-021215CUA](#) (G. PANTOJA: (415) 575-8741)  
3751A 24<sup>TH</sup> STREET – between Church and Chattanooga Streets, Lot 023A in Assessor's Block 6510 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 202.2(a), 303, and 728 for the establishment of a Cannabis Retail Use (d.b.a. The Mill) at a 932 square-foot tenant space located at the ground floor of an existing two-story, mixed-use building within the 24<sup>th</sup> Street- Noe Valley Neighborhood Commercial (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*  
 (Continued from Canceled hearing on March 26, 2020)  
**(Proposed for Continuance to April 23, 2020)**

SPEAKERS: None

ACTION: Continued to April 23, 2020

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

3. [2019-014251DRP-02](#) (M. DITO: (415) 575-9164)  
2001 CHESTNUT STREET – corner of Fillmore Street; Lot 001 in Assessor's Block 0491 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2019.0717.6081 for the addition of a nighttime entertainment use to an existing restaurant (d.b.a. The Dorian). The nighttime entertainment use would permit a Place of Entertainment permit to be issued for cabaret performances and other live music within a NC-2 (Neighborhood, Commercial, Small Scale) 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 Canceled hearing on March 26, 2020)  
**Note: On February 13, 2020, after hearing and closing public comment, continued to March 12, 2020 by a vote of +6 -0 (Richards absent). On March 12, 2020, without hearing, continued to March 19, 2020. On March 19, 2020, without hearing, continued to March 26, 2020. On March 26, 2020, without hearing, continued to April 9, 2020.**  
**(Proposed for Continuance to April 23, 2020)**

SPEAKERS: None

ACTION: Continued to April 23, 2020

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

4. [2017-010281DRP-02](#) (D. WINSLOW: (415) 575-9159)  
236 EL CAMINO DEL MAR – between 25<sup>th</sup> and 26<sup>th</sup> Avenues; 008A in Assessor's Block 1304 (District 2) – Request for **Discretionary Review** of Building Permit 2017.0721.2594 for the construction of a rear horizontal addition and new exterior decks at the first thru third floors to an existing three-story, one-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*  
 (Continued from Canceled hearing on March 26, 2020)  
**(Proposed for Continuance to April 23, 2020)**

SPEAKERS: None  
 ACTION: Continued to April 23, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

5. [2018-013511DRP](#) (D. WINSLOW: (415) 575-9159)  
350 LIBERTY STREET – between Sanchez and Church Streets; 047 in Assessor's Block 3605 (District 8) – Request for **Discretionary Review** of Building Permit 2018.0921.1017 for the construction of a horizontal front addition to the third floor to the existing three-story single-family dwelling 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 Canceled hearing on March 26, 2020)  
**(Proposed for Continuance to April 23, 2020)**

SPEAKERS: None  
 ACTION: Continued to April 23, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

6. [2019-014211DRP](#) (M. CHRISTENSEN: (415) 575-8742)  
667 MISSISSIPPI STREET – east side of Mississippi Street, between 20<sup>th</sup> and 22<sup>nd</sup> 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: Take Discretionary Review and Approve with Conditions*  
 (Continued from Canceled hearing on March 26, 2020)  
**Note: On February 6, 2020, after hearing and closing public comment, continued to March 19, 2020 by a vote of +4 -1 (Richards absent). On March 19, 2020, without hearing, continued to March 26, 2020. On March 26, 2020, without hearing, continued to April 9, 2020.**  
**(Proposed for Continuance to April 23, 2020)**

SPEAKERS: None

ACTION: Continued to April 23, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

7. [2016-008561CWP](#) (J. PAPPAS: (415) 575-9053)  
HOUSING AFFORDABILITY STRATEGIES – **Informational Presentation** – The Housing Affordability Strategies (HAS) analyzes how the City of San Francisco can improve housing affordability over the next 30 years, particularly for low- and moderate-income households. The HAS analyzed development feasibility, City policies, and public investments needed to achieve the City’s housing targets for production of both market rate and affordable housing. The HAS also analyzed programs to preserve affordable housing and to protect and stabilize residents. Planning collaborated with a consultant team and fellow City agencies to develop the HAS and incorporated feedback from community members, advocates, nonprofit and for-profit housing developers, and policy researchers. The HAS will inform the 2022 Housing Element Update, citywide housing policy development and implementation, and neighborhood-level housing planning.  
*Preliminary Recommendation: None - Informational*  
 (Continued from Canceled hearing on March 26, 2020)  
**(Proposed for Continuance to April 30, 2020)**

SPEAKERS: None  
 ACTION: Continued to April 30, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

8. (T. SHEYNER: (415) 575-9127)  
HAZARDOUS MATERIALS MANAGEMENT PROCEDURES – This **Informational Presentation** will provide an overview of how the department analyzes hazardous materials, specifically subsurface soil, groundwater, and vapor contamination, as part of the environmental review process pursuant to the California Environmental Quality Act. The presentation will also cover the Department’s coordination with the Department of Public Health regarding the Maher Program and sites on the Cortese list.  
 (Continued from Canceled hearing on March 26, 2020)  
**(Proposed for Continuance to April 30, 2020)**

SPEAKERS: None  
 ACTION: Continued to April 30, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

9. [2019-020999CUA](#) (A. LINDSAY: (415) 575-9178)  
150 WAVERLY PLACE – on east side of Waverly Place between Washington Street and Clay Street, Lot 040 of Assessor’s Block 0210 (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 812, for an existing limited restaurant use (d.b.a The Spicy Shrimp) to operate as a full-service restaurant with a Type-41 On-Sale Beer and Wine for Bona Fide Public Eating Place license. This project was reviewed under the Community Business Priority Processing Program (CB3P). The subject property is located within the CRNC (Chinatown-Residential-Neighborhood Commercial) and 50-N 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*

(Continued from Canceled hearing on March 26, 2020)  
**(Proposed for Continuance to April 30, 2020)**

SPEAKERS: None  
 ACTION: Continued to April 30, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

10. [2016-003164GPA](#) (S. NICKOLOPOULOS: (415) 575-9089)  
**HEALTH CARE SERVICES MASTER PLAN** – Initiation of Ordinance **amending the General Plan** to revise the Commerce and Industry Element, to update it and incorporate the 2019 Health Care Services Master Plan; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings under Planning Code Section 340 and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.  
*Preliminary Recommendation: Initiate and schedule a public hearing on or after May 21, 2020*  
 (Continued from Canceled hearing on March 26, 2020)  
**(Proposed for Continuance to May 21, 2020)**

SPEAKERS: None  
 ACTION: Continued to May 21, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

## C. COMMISSION MATTERS

12. Consideration of Adoption:
- [Draft Minutes for February 27, 2020](#)
  - [Draft Minutes for March 5, 2020](#)

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

13. Commission Comments/Questions

### **President Koppel:**

So, let me take a moment now to talk to the members of the public. Due to this very serious unexpected epidemic we’re facing, we’re really trying to balance the functioning government process that we have in regard to everybody’s wellbeing and life safety. This is something we have never had to deal with before. Again, I want to personally thank Director Hillis, Jonas and Christine specifically, along with all of the staff for making this hearing possible. I am proud to be here with you all today. We all are definitely out of our comfort zone, but we need to keep moving forward. The continuance calendar is definitely backing up. We are going to be asking for your patience today during the hearing and for future hearings. We’re doing this the best we can, and I am highly confident we will keep moving forward without compromising the public’s accessibility to comment. Up through today, we have been definitely reviewing all the emails that have been submitted to us and those who do not have internet service, there is a call-in phone number. Again, please be patient with us through that process. In totality, there may be a 30-second delay

throughout the hearing, but we want to make sure that you definitely know that your voice will be heard.

**Commissioner Moore:**

I ask the commission to close today's hearing in memory of Gerald Adams. Gerald Adams, prize-winning urban planning writer for the San Francisco Examiner passed away on April 3, 2020 at the age of 92. In these dark times, it was not a coronavirus death. It was just his passing.

From the 1970's until his retirement from the Chronicle in 2005, Mr. Adams reported extensively on matters involving land use, the environment, real estate development, architecture and urban planning.

Among changes to San Francisco's cityscape reported by Mr. Adams were events that led to the transformation of the city's obsolete railroad yards into Mission Bay's development into a medical and high-tech center; the boom in downtown skyscraper development during the 1980's and 1990's, conversion of the San Francisco Presidio from military to peacetime use as a national park; transformation of the city's waterfront following the demolition of the Embarcadero Freeway and creation of the cultural and recreation complex known as Yerba Buena Center from what had been Skid Road and warehouse district in the then-tawdry South of Market District. Mr. Adams covered years of Downtown Plan hearings and the requirements which led to office building developers having to pay for expanding the supply of housing affordable to workers.

During his half-century-long newspaper career, Mr. Adams received various awards for journalistic achievement. They include prizes from the Associated Press, the San Francisco Press Club, the Hearst Newspapers Corporation, the Society of Professional Journalists of Northern California, the Association of Catholic Journalists. In recognition of articles dealing with architecture, the environment and urban planning, the American Academy in Rome, awarded him its Rome Prize, entailing a year-long fellowship in environmental design. He was also named a fellow of the Salzburg Seminar in American Studies.

In 1998, the San Francisco Board of Supervisors cited Mr. Adams for "his priceless gift to San Franciscans in bringing to public attention the city's major environmental and urban planning controversies with informed and thorough reports in the San Francisco Examiner and California Tomorrow. In an even-handed way, he tells us of crucial planning decisions being made in the neighborhoods, in the Financial District and on the waterfront – decisions in which the public has the right to participate."

**Commissioner Imperial:**

First of all, thank you Commissioner Koppel for acknowledging what is going on and what is been happening. We cannot deny that the Planning Commission and how we are going to see Planning in the future will somehow change. There are a lot of uncertainties out there and we cannot deny that there are disasters that is going to come and this is one of it. And so, I just want to bring up that I think last – about two weeks ago, the San Francisco Bay Conservation and Development Commission issued a study, it is called Adapting to Rising Tides. And this is one of the things that I think we should also read and the Planning Department should also take into account when looking into the future of development plans and also development plans that have already been approved. This is very thorough

and at the same time it leads us to what kind of infrastructure are going to be affected when the sea level rises and what kind of communities are going to be affected. So, this is something that we should take into consideration when we are doing some plan amendments. So yeah, I recommend the Planning Department to take this into consideration. And as for what we are doing now, at the same time, because of the virtual hearing that we are having, it also gives us limitations on what can be heard and what can be approved. And so, definitely patience from the public and also for us to be responsible in how to connect this kind of information to the public. And it's going to be really new to us and I applaud already the Planning Department in having this virtual hearing and having this out to the public. But we need to figure out because – we do not know what the future is going to look like once this shelter in place is lifted. How are the dynamics of different sectors are going to be behaving? So, I know we are all trying to see what is going to happen. That is just my comments for commission.

## D. DEPARTMENT MATTERS

### 14. Director's Announcements

#### **Rich Hillis, Planning Director:**

Thank you, Jonas and thank you commissioners. Thank you for all your support and guidance over the past month that I had been on the job. And thank you for staff for all of the work you have done and the flexibility you have shown over this past month. It has been, obviously as people have said, it has been an unprecedented situation that we have had that led to an incredible level of change – an incredible pace of change that we have all seen and recognized. And we recognized this is not business as usual. And that the impact of this crisis will likely continue after the shelter in place order is lifted. We are already getting indications from the Mayor's office about the general fund impacts and the budget impacts that we will see. The unemployment impacts we are already seeing. Particularly the impacts to small businesses and commercial corridors. I think we can all anticipate a level of – increase level of vacancies on commercial corridors. And all of these impacts clearly will be magnified and felt harder in our most vulnerable communities. So all of this will likely necessitate a change in re-prioritization of our work program or strengthening in areas and we would like to come and agendaize that for a future hearing and come talk to you and get your feedback and the public's feedback on potential changes to our workload program. Certainly, some of the priorities around housing, affordable housing and community stabilization, those priorities will be intensified. Building housing and making sure we have the right supply, the right sizes of units in the right neighborhoods. Building more equitably throughout the city and not just in the eastern portion of the city. Finding new ways to build affordable housing and fund affordable housing. Strengthening and broadening our community stabilization work and our racial and social equity work in disadvantage communities are going to be particularly important. Our Housing Affordability Strategy, phase 2 of our Racial and Social Equity plan which have already been continued, I think are going to be key and extremely important. So, we want to come back and make sure that work is coordinated and prioritized. Also, our work in commercial corridors, strengthening existing businesses, providing more flexibility to fill vacancies is another area we are working on and working with the Mayor's economic recovery team to make sure we have policies that will help small businesses in commercial corridors.

As far as current operations, the department remains open obviously at reduced capacity. Our investment and technology and your encouragement over the years has paid off with us digitizing files being able to accept applications online so staff deserves a ton of credit for that. We will continue to prioritize essential projects, housing projects, affordable housing projects but we recognize there is going to be a slowdown due to our ability to engage with the community. And I think commissioner Koppel and commissioner Imperial, you both touched up on that. So, definitely more to come on this issue and our response but this will not end when we are back and the shelter in place is lifted. So, we do want to come back and talk to you on potential changes to our work program.

**Commissioner Moore:**

Director Hillis, I would be very interested to hear as you think that the slowdown and shelter in place has any effect on the department making its move into the new building.

**Rich Hillis, Planning Director:**

So far in our discussions, it has not. So, construction was continuing, at least as of last week. So, there has not been a slowdown. That may change as the definition of essential projects continues to evolve. So, we will keep you posted but to date it is still on schedule.

**Commissioner Moore:**

Thank you.

**Commissioner Johnson:**

I just wanted to say welcome Director Hillis. I have always appreciated your bold vision, your genuine desire to engage community across perspectives to challenge and be challenged and your clear and deep commitment to the city of San Francisco. And while these are certainly challenging times for all of us, I am glad that you are at the helm and just want to echo some of the other people's comments of thanks to staff and to you for working during this challenging time. Agreed that this is not business as usual and we will not make it to business as usual for a long time. And I look forward to working with you, with everyone on staff, to make it through these challenges to change our work to make it relevant – more relevant to these times of meeting the needs of our communities. And hopefully to aid both in the recovery and the vibrancy of our city going forward. So welcome and thank you.

**Rich Hillis, Planning Director:**

Thank you.

**Commissioner Diamond:**

Despite the unusual circumstances it is your very first meeting Director Hillis and I want to welcome you as well too and let you know how much I am looking forward to working with you. We have enormous challenges in front of us as a result of all of the impacts of COVID-19 and I am very glad you are at the helm to lead us through this. So welcome.

**Commissioner Fung:**

Welcome. Very good to see you.

**Rich Hillis, Planning Director:**

Thank you.



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

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

There was no Historic Preservation Commission over the last several weeks nor was there a Board of Appeals hearing over the last several weeks. They both hope to reconvene on April 15<sup>th</sup>.

**Aaron Starr:**

The Board has been meeting for the past two weeks so my report this week will cover both of those weeks.

At the Land Use hearing on March 30<sup>th</sup>, the community considered two Planning Code amendments. The first was Supervisor Peskin's ordinance that will regulate intermediate length occupancy which includes rental agreements that last between 30 and 365 days. This item was not acted on and instead was continued to the call of the Chair with no public commenters or presentation. The second item was the code corrections ordinance that the Planning Commission sponsored. This ordinance would amend the Planning Code to correct typographical error, update cross-references and make non-substantive revision to clarify and simplify code language. The proposed ordinance also makes minor substantive amendments regarding the timing of fee and by adding an additional fee waiver for buildings damaged or destroyed by fire or other calamity. The Planning Commission heard this item on December 12<sup>th</sup> of last year and recommended the board approve the ordinance with the following modifications. The first one was requesting that the Board also update Planning Code references in the Administrative Health and Police codes. And the second one was an amendment to clarify which streets in the Better Streets plan will be protected from curb cuts. There is no public comment at the Land Use Committee and after closing public comment, the committee moved to recommend the item to the full Board.

There were no items at the full Board last week.

This week the Land Use Committee considered one Planning Code amendment which was Supervisor Yee's Ocean Avenue NCT District ordinance. This ordinance proposes to 1) add an additional conditional use authorization consideration for large size projects in all neighborhood commercial districts; 2) allow lot mergers in the Ocean Avenue NCT of up to 50 feet; 3) exempt entertainment community facility, restaurant and tobacco paraphernalia uses from neighborhood notice in the Ocean Avenue NCT; and 4) allow arts and activity uses within the Ocean Avenue NCT. Commissioners, you heard this item on February 20<sup>th</sup> and voted unanimously to approve the ordinance with modifications. Those modifications included 1) allowing lot mergers resulting in frontages of greater than 50 feet to occur midblock not just that corners; 2) allow flexible retail use within the Ocean Avenue NCT; and 3) other clarifying amendments. Overall, community members expressed support for the ordinance. Questions for the sponsor and staff centered on the requirements for lot mergers. And there was one public commenter who is not in support of the ordinance. After public comment, Land Use Committee voted unanimously to recommend the ordinance with only clarifying amendments. However, the Commission's other recommended modifications were not included.

And at the full Board this week, the Board considered two planning related items. The first was the American Indian Cultural District which was sponsored by all eleven supervisors and passed unanimously. And the second one was the code corrections ordinance sponsored by the Planning Commission which passed its first read. And that concludes my report. Thank you.

## E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – 1972 Broadway, Section 317 demo calcs  
 Ozzie Rohm – Projects on agenda with little to no public participation  
 Steven Buss – New commissioners’ responsibility  
 Rita Evans – Public’s inability to join in meetings; security and confidentiality issues  
 Corey Smith – Accessibility for public to remote hearings  
 Laura Foote – Change in doing business; affordable housing; business owners in crisis  
 Sarah Ogilvie – Innovative approach to housing crisis  
 Theo Gordon – Remote comments favorable  
 Kirk Palmer – Concern about continuing non-essential business

## 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. [2018-006299CUA](#) (L. AJELLO: (415) 575-9142)  
378 8<sup>TH</sup> AVENUE – east side of 8<sup>th</sup> Avenue between Clement Street and Geary Blvd.; Lot 024 in Assessor’s Block 1439 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish a three-story single-family dwelling and construct a three-story two-family dwelling. The subject property is located 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*  
 (Continued from Canceled hearing on March 26, 2020)

SPEAKERS: = Laura Ajello – Staff report  
 + Cassandra Mettling Davis – Project sponsor  
 + Theo Gordon – Support  
 + Steven Buss – Support  
 + Laura Foote – Support  
 + Yonathan Randolph – Support

ACTION: After being pulled off of Consent; Approved with Conditions

AYES: Diamond, Fung, Johnson, Koppel

NAYS: Imperial, Moore

MOTION: [20678](#)

- 16a. [2018-007883CWP](#) (S. HONG: (415) 575-9026)  
**BALBOA RESERVOIR PROJECT** – north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor’s Block 3180/Lot 190. This is an **Informational Presentation** on the proposed Balboa Reservoir Mixed-Use Development Project, located in the Balboa Park Station Plan Area at the site of the SFPUC Balboa Reservoir. Reservoir Community Partners LLC, the project sponsor, seeks to develop the approximately 17.6-acre site for a multi-phased, mixed-use development. The proposed project would rezone the site, establish land use controls and design standards, and provide for development of up to approximately 1.8 million gross square feet (gsf) of uses, including approximately 1.3 million gsf of residential space (approximately 1,100 dwelling units plus residential amenities), approximately 10,000 gsf of community space (childcare and a community room for public use), approximately 7,500 gsf of neighborhood-serving retail, up to 550 residential parking spaces and up to 750 public parking spaces. The project would also build new streets, pathways, and a total of approximately 4 acres of new public open space. The proposed project would modify the existing height limits of 40 and 65 feet to heights ranging from 40 to 78 feet. The project would require amendments to the General Plan and Planning Code, creating a new Balboa Reservoir Special Use District. This presentation will provide an update on the project, including the proposed package of public benefits.  
*Preliminary Recommendation: None – Informational*  
 (Continued from Canceled hearing on March 26, 2020)

**SPEAKERS:**

- = Seung Yen Hong – Staff presentation
- + Kearstin Dischinger – Project presentation
- + Leigh Lutenski – Project presentation
- + Speaker – Support
- + Jeremy Linden – Support, move expeditiously
- Speaker – Concerns, greater density
- Mike Ahrens – Impacts of development to Westwood Park neighborhood
- + Sarah Ogilvie – Support
- + Laura Foote – Support
- = Speaker – Emergency water supply
- + Corey Smith – Support
- + Steven Randolph – Support, prefer more homes
- + Speaker – Community amenities
- + Kenneth Russell – Support
- + Steven Buss – Support
- + Theo Gordon – Support
- + Michael Chen – Support
- + John Woodson – Support
- + Speaker – Support
- + Christopher Pederson – Support, don’t delay
- + Yonathan Randolph – Support
- + Speaker – Support
- = Steven
- = Christine Hanson – Parking, traffic
- Wynd Kaufmyn – Organized Opposition presentation

Harry Bernstein – Under utilized  
 Reservoir site described: underutilized? No!  
 PUC often evaluated site; cancelled reservoir (1978).  
 1) (1945-'46) WAVES barracks  
 2) (1946-'54) CCSF West Campus  
 3) paved reservoir basins since 1958—SFPUUC invited student parking, declaring: wouldn't make North Basin surplus.  
 Balboa-Park-Station Area Plan Housing element, ~425-500 units housing each, upper/lower reservoir—plan developed over years. BRCAC principles/parameters devised for maximum 500 units. RFQ: proposals for 1100+ units accepted unquestioningly, contradicting assumptions from BRCAC process; public misled.  
 6/25/19, Developer applied—Environmental Leadership Development Project (ELDP)—AB 900. Governor recognized it—12/30/19. Such projects get expedited judicial review—CEQA.  
 Developer DIDN'T REVEAL COMMENT PERIOD, ending 7/28/19 Why?—overlapped CEQA.  
 Public Resources Code, SECTION 1. 21178 (c) Legislature finds and declares all the following:  
 >this legislation applies to “large projects...that would replace old, outmoded facilities with new job-creating facilities to meet...regions' needs...”  
 BR project = new facility, not old and outmoded. DID NOT DESERVE ELDP?  
 ACTION: Reviewed and Commented

- 16b. [2018-007883GPA](#) (S. HONG: (415) 575-9026)  
**BALBOA RESERVOIR PROJECT** – north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor's Block 3180/Lot 190. This is a hearing to consider **Initiation of General Plan Amendments** related to the proposed Balboa Reservoir Mixed-Use Development Project, located in the Balboa Park Station Area at the site of the SFPUUC Balboa Reservoir, the project sponsor, seeks to redevelop the approximately 17.6-acre site for a multi-phased, mixed-use development, including new open space. The proposed project would rezone the site, establish land use controls and design standards, and provide for development of approximately 1100 dwelling units, approximately 10,000 gsf of community facilities use, 7,500 gsf of retail use, 4 acres of publicly accessible open space, and up to 500 residential parking spaces and up to 750 public parking spaces. The proposed rezoning would modify the existing height limits of 40 and 65 feet to heights ranging from 40 to 78 feet. The project would require amendments to the General Plan, including the Balboa Station Area Plan, The Land Use Index, the Recreation and Open Space Element and the Housing Element.  
*Preliminary Recommendation: Initiate and schedule a public hearing on or after April 30, 2020 (Continued from Canceled hearing on March 26, 2020)*

SPEAKERS: Same as item 16a.  
 ACTION: Initiated and Scheduled a Hearing on or after April 30, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 MOTION: [20679](#)

17. [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 childcare facility in lieu of the Residential Child Care Impact Fee.

*Preliminary Recommendation: Approve*

(Continued from Canceled hearing on April 2, 2020)

**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). On December 12, 2019, without hearing, continued to January 16, 2020 by a vote of +5 -0 (Johnson and Richards absent). On January 16, 2020, without a hearing, continued to February 13, 2020 by a vote of +6 -0 (Richards absent). On February 13, 2020, without hearing, continued to April 2, 2020 by a vote of +6 -0 (Richards absent). On April 2, 2020, without hearing, continued to April 9, 2020.**

SPEAKERS: = Veronica Flores – Staff report  
 + Jody Knight – Project presentation  
 + Theo Randolph – Highly needed project  
 + Corey Smith – Support

ACTION: Approved

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

MOTION: [20680](#)

- 18a. [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 four 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 Canceled hearing on March 26, 2020)

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

**On March 12, 2020, without hearing, continued to March 19, 2020. On March 19, 2020, without hearing, continued to March 26, 2020. On March 26, 2020, without hearing, continued to April 9, 2020.**

SPEAKERS: = Matt Dito – Staff report  
 + Troy Kashanipour – Project presentation  
 + Speaker – Support  
 - Speaker – Oppose  
 - Craig Rosen – Oppose  
 + Matt – Support  
 + Carmen Cruz – Support  
 + Theo Gordon – Support

- + Brian Vito – Support
- + Speaker – Support
- Morgan O’Hara – What is Plan B, address safety concerns
- Speaker – Oppose
- Speaker – Concerns has not been addressed
- + Maria – Support
- + Laura Foote – Support
- + Speaker – Support
- + Shaun – Support
- + Sarah Ogilvie – Support
- + Michael – Support
- + Speaker – Support
- Speaker – Oppose
- + Speaker – Support
- Christie Marshall – Oppose
- + Speaker – Support
- + Diane – Support
- Speaker – Oppose
- + Speaker – Support
- John – Safety concerns, walkways too narrow
- Speaker – Oppose
- Speaker – Oppose
- Brandon O’Keefe – Organized opposition presentation
- + Michael Chen – Support
- + Theo Randolph – Support
- Henry Chang – Oppose
- + Rich – Support
- Eric Davenport – Oppose, scared
- + Mike – Support
- Michelle – Oppose
- Mary Yvonne – Oppose
- + David – Support
- + Speaker – Support
- Speaker – Oppose
- Jennifer – Oppose
- + Jeremy Linden – Support
- + Speaker – Support
- Damian – Oppose
- Speaker – Oppose
- Melinda Tuazon – Oppose
- Speaker – Oppose
- + Ballard – Response to questions

**ACTION:** As amended to include a Fire Safety Condition, for any significant change to return to the CPC.

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

**MOTION:** [20681](#)

- 18b. [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 Canceled hearing on March 26, 2020)

SPEAKERS: Same as item 18a.

ACTION: Acting ZA, Closed the PH and indicated an intent to Grant

19. [2018-011717CUA](#) (S. CISNEROS: (415) 575-9186)  
1369 SANCHEZ STREET – east side of Sanchez Street between Cesar Chavez and 27<sup>th</sup> 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 Canceled hearing on March 26, 2020)

**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 by a vote of +6 -0 (Richards absent). On February 6, 2020, without hearing, continued to March 19, 2020 by a vote of +5 -0 (Richards absent). On March 19, 2020, without hearing, continued to March 26, 2020. On March 26, 2020, without hearing, continued to April 9, 2020.**

SPEAKERS: None

ACTION: Continued to April 16, 2020

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

## 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.

20. [2017-015039DRP](#) (D. WINSLOW: (415) 575-9159)  
350-352 SAN JOSE AVENUE – between 25<sup>th</sup> and 26<sup>th</sup> Streets; 010A in Assessor’s Block 6532 (District 8) – Request for **Discretionary Review** of Building Permit 2018.0403.5430 for the construction of a horizontal addition and a 5’- 8” vertical addition to add eight dwelling units to an existing two-story, four-dwelling unit residential building within a RM-2

(Residential Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Take Discretionary Review and Approve with Modifications*  
(Continued from Canceled hearing on March 26, 2020)

SPEAKERS: None  
ACTION: Continued to April 16, 2020  
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

ADJOURNMENT 6:44 PM

IN MEMORY OF GERALD D. ADAMS, JONATHAN PURVIS AND ALL WHOM HAD BEEN IMPACTED BY THIS PANDEMIC

ADOPTED APRIL 23, 2020