

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, April 30, 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 1:01 PM

STAFF IN ATTENDANCE: Aaron Starr, Bridget Hicks, Michael Christensen, Esmeralda Jardines, Rich Sucre, 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. 2015-014170DRP (D. WINSLOW: (415) 575-9159)
804 22ND STREET – between Tennessee and Minnesota Streets; 010 in Assessor's Block 4107 (District 10) – Request for **Discretionary Review** of Building Permit 2018.0813.7232 for the construction of a one-story horizontal addition at the rear to expand the first-story commercial space and a one-story vertical addition (approximately 1,250 square feet) to create a new third floor with a roof deck above within a NCT-2 (Neighborhood Commercial,

Transit -2) Zoning District and 45-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

(Continued from Canceled hearing on April 2, 2020)

(Proposed for Continuance to May 7, 2020)

SPEAKERS: Sara Hoffman – Continuance

ACTION: Continued to May 7, 2020

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

2. 2015-000940ENV (A. CALLAGY: (415) 575-8734)

THE HUB PLAN, 30 VAN NESS AVENUE PROJECT, 98 FRANKLIN STREET PROJECT, AND HUB HOUSING SUSTAINABILITY DISTRICT – approximately 84-acre area of San Francisco within

the boundaries of the Market and Octavia Area Plan in the Downtown/Civic Center, South of Market (SoMa), Western Addition, and Mission neighborhoods. Multiple Assessor's Blocks and Lots (Districts 5 and 6) – Certification of the **Final Environmental Impact Report**.

The EIR evaluated the planning department-proposed Hub Plan and related actions. The related actions associated with the Hub Plan are two individual private development projects within the Hub Plan area at 30 Van Ness Avenue and 98 Franklin Street and the designation of portions or all of the Hub Plan area as a Housing Sustainability District (HSD). The Hub Plan would amend the 2008 Market and Octavia Area Plan of the San Francisco General Plan for the easternmost portions of the Market and Octavia Area Plan. The overarching objectives of the Hub Plan are to encourage housing, including affordable housing, and create a neighborhood with a range of uses and services to meet community needs. The Hub Plan would pursue this vision through changes to current zoning controls in the area to meet plan objectives. The proposed project at 30 Van Ness Avenue includes retention of portions of an existing 75-foot-tall, five-story building and construction of a 47-story building with ground-floor retail space, up to 10 floors of office space, and 37 floors of residential space. The 30 Van Ness Avenue site would also include space for 148 vehicular parking spaces and 349 bicycle spaces. The proposed project at 98 Franklin Street includes demolition of an existing 100-space surface parking lot and construction of a 31-story residential tower above a five-story podium that would be occupied by new facilities for the International High School (Grades 9–12 of the French American International School [FAIS]). The 98 Franklin Street site would also include approximately 108 vehicular parking spaces and 539 bicycle spaces.

Please Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on September 9, 2019. 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

(Continued from Canceled hearing on April 2, 2020)

(Proposed for Continuance to May 14, 2020)

SPEAKERS: None

ACTION: Continued to May 14, 2020

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

3. 2015-000940ENV (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA AREA PLAN AMENDMENT – The Planning Commission will consider adoption of **CEQA Findings** for actions in connection with the Market and Octavia Area Plan Amendment, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street. The CEQA Findings include a statement of overriding considerations; reasons for rejection of alternatives to the proposed Plan; and a mitigation monitoring program associated with the approval of the Hub Central SoMa Plan. For more information, go to <https://sfplanning.org/market-street-hubproject>.
Preliminary Recommendation: Adopt Findings
 (Continued from Canceled hearing on April 2, 2020)
(Proposed for Continuance to May 14, 2020)

SPEAKERS: None
 ACTION: Continued to May 14, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 4a. 2015-000940GPA (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA PLAN AMENDMENT – ADOPTION OF AMENDMENTS TO THE GENERAL PLAN – Pursuant to San Francisco Planning Code 340, the Planning Commission will consider **General Plan Amendments** to amend the Market and Octavia Area Plan, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street; making conforming amendments to the Housing Element and the Arts Element; making environmental findings under the California Environmental Quality Act, including adoption of a statement of overriding considerations, and 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: Adopt a Resolution Recommending Approval
 (Continued from Canceled hearing on April 2, 2020)
(Proposed for Continuance to May 14, 2020)

SPEAKERS: Corey Smith – Continuance

Sarah Ogalbe – Continuance
 ACTION: Continued to May 14, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 4b. 2015-000940PCA-01 (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA PLAN AMENDMENT – ADOPTION OF AMENDMENTS TO THE PLANNING CODE – Pursuant to San Francisco Planning Code 302, the Planning Commission will consider **Planning Code Amendments** to give effect to the Market and Octavia Area Plan Amendment, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th streets, and 13th Street to Octavia Boulevard and Haight Street; amending Planning Code Sections **145.4, 151.1, 155, 207.6, 249.33, 261.1, 263.19, 270, 270.2, 309, 341.5, 401, 411A.5, 416.3, 421.5, 424.1, 424.3, 424.4, and 424.5** making environmental findings under the California Environmental Quality Act, including adoption of a statement of overriding considerations, and 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: Adopt a Resolution Recommending Approval

(Continued from Canceled hearing on April 2, 2020)

(Proposed for Continuance to May 14, 2020)

SPEAKERS: Same as item 4a.
 ACTION: Continued to May 14, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 4c. 2015-000940MAP (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA PLAN AMENDMENT – ADOPTION OF AMENDMENTS TO THE ZONING MAP – Pursuant to San Francisco Planning Code 302, the Planning Commission will consider **Zoning Map Amendments** to the Planning Code to amend the Van Ness and Market Special Use District and make other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with the Market and Octavia Area Plan Amendment, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street; making environmental findings under the California Environmental Quality Act, including adoption of a statement of overriding considerations,

and 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: Adopt a Resolution Recommending Approval

(Continued from Canceled hearing on April 2, 2020)

(Proposed for Continuance to May 14, 2020)

SPEAKERS: Same as item 4a.

ACTION: Continued to May 14, 2020

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

- 4d. 2015-000940PCA-02 (L. LANGLOIS: (415) 575-9083)
HUB HOUSING SUSTAINABILITY DISTRICT – ADOPTION OF AMENDMENTS TO THE BUSINESS AND TAX REGULATIONS CODE AND THE PLANNING CODE – Pursuant to San Francisco Planning Code 302, the Planning Commission will consider **Planning Code and Business and Tax Regulations Code Amendments** to create the Hub Housing Sustainability District, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street; to provide a streamlined and ministerial approval process for certain housing projects meeting specific labor, on-site affordability, and other requirements; making environmental findings under the California Environmental Quality Act, including adoption of a statement of overriding considerations, and 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: Adopt a Resolution Recommending Approval*
 (Continued from Canceled hearing on April 2, 2020)
(Proposed for Continuance to May 14, 2020)

SPEAKERS: Same as item 4a.

ACTION: Continued to May 14, 2020

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

- 4e. 2015-000940CWP-02 (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA PLAN AMENDMENT – ADOPTION OF THE IMPLEMENTATION PROGRAM – The Planning Commission will consider **adopting the Implementation Program** to guide implementation of the Hub area consistent with the Market and Octavia Area Plan Amendment, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and

11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street, making environmental findings under the California Environmental Quality Act, including adoption of a statement of overriding considerations, and 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: Adopt a Resolution Recommending Approval
(Proposed for Continuance to May 14, 2020)

SPEAKERS: Same as item 4a.
 ACTION: Continued to May 14, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

5. [2015-004568ENV](#) (R. SCHUETT: (415) 575-9030)
10 SOUTH VAN NESS AVENUE MIXED-USE PROJECT – the project site is located at the southwest corner of South Van Ness Avenue and Market Street, Assessor’s Block 3506, Lots 003A and 004 (District 6) – **Certification of the Final Environmental Impact Report**. The proposed project would involve demolition of the existing two-story, 30- to 45-foot-tall, 91,088 gross-square-foot (gsf) historic building, built in 1927 which most recently operated as the San Francisco Honda auto dealership and construction of up to 966 residential units in a mixed-use residential building comprised of a 55-story, 590-foot-tall tower over a single podium with ground floor retail. Up to 255 vehicle parking spaces and 321 bicycle parking spaces would be provided within a two-level subterranean parking garage, accessible from 12th Street. The project site is located in the Downtown General Commercial (C-3-G) Use District and 120-R-2/120/400-R-2 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 December 11, 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
 (Continued from Canceled hearing on April 2, 2020)
(Proposed for Continuance to May 14, 2020)

SPEAKERS: None
 ACTION: Continued to May 14, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 6a. 2020-000052PCA (V. FLORES: (415) 575-9173)
STANDARD ENVIRONMENTAL REQUIREMENTS [BF TBD] – Various **Code Amendments** – Ordinance amending the Administrative Code to authorize the Planning Commission to standardize policies that avoid or lessen common environmental impacts of Development Projects, as defined; create a program to apply those policies as requirements to Development Projects that meet certain applicability criteria, in order to protect public health, safety, welfare and the environment while expediting environmental review for housing and other Development Projects; and to make conforming amendments to the Planning, Environment and Police Codes; affirming the Planning Department’s

determination under the California Environmental Quality Act (CEQA); 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 findings under Planning Code, Section 302.

Preliminary Recommendation: Approve

(Continued from Canceled hearing on April 2, 2020)

(Proposed for Continuance to May 21, 2020)

SPEAKERS: None

ACTION: Continued to May 21, 2020

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

- 6b. 2020-000052PCA (J. POLLAK (415-575-8766))
STANDARD ENVIRONMENTAL REQUIREMENTS – AIR QUALITY – **Adopt** Standard Environmental Review Requirements related to the topic of Air Quality.
Preliminary Recommendation: Adopt
 (Continued from Canceled hearing on April 2, 2020)
(Proposed for Continuance to May 21, 2020)

SPEAKERS: None

ACTION: Continued to May 21, 2020

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

- 7a. [2019-000013CUA](#) (C. CAMPBELL: (415) 575-8732)
552-554 HILL STREET – north side of Hill Street, between Noe and Castro Streets; Lot 065 in Assessor’s Block 3622 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317, to legalize the merger of two Residential Flats and the unauthorized removal and relocation of one dwelling unit to basement level within a RH-2 (residential- house, two family) Zoning District with 40-X Height and Bulk District. The proposed project would also legalize an unauthorized rear building and deck expansion. 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: Disapprove
 (Continued from Regular hearing on March 5, 2020)
(Proposed for Continuance to June 11, 2020)

SPEAKERS: Ryan Patterson – Continuance

ACTION: Continued to June 11, 2020

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

- 7b. [2019-000013VAR](#) (C. CAMPBELL: (415) 575-8732)
552-554 HILL STREET – north side of Hill Street, between Noe and Castro Streets; Lot 065 in Assessor’s Block 3622 (District 8) – Request for **Variance** from the Zoning Administrator to legalize the unauthorized removal and relocation of one dwelling unit to basement level, the horizontal building and deck expansion on an existing two-dwelling unit building. The existing building is non-conforming, and the unauthorized rear building and deck additions encroach approximately 11 feet 4 inches into the required rear yard and result in a rear yard of 28 feet 6 inches. Planning Code Section 134 requires the subject property to maintain a rear yard of 39 feet 10 Inches. Therefore, a rear yard variance is required.

Planning Code Section 140 requires each dwelling unit to face on an open area meeting minimum dimensions. The relocated dwelling unit does not meet the minimum requirements. Therefore, an exposure variance is required. Planning Code Section 135 requires the subject project to provide 166 square feet of common usable open space for each dwelling unit. The relocated dwelling unit would not comply with the open space requirement. Therefore, an open space variance is required. The subject property is located within a RH-2 (Residential House, Two Family) Zoning District and 40-X Height and Bulk District.

(Continued from Regular hearing on March 5, 2020)

(Proposed for Continuance to June 11, 2020)

SPEAKERS: Same as item 7a.

ACTION: Acting ZA Continued to June 11, 2020

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

8. 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 Canceled hearing on March 19, 2020)
(Proposed for Continuance to June 11, 2020)

SPEAKERS: None

ACTION: Continued to June 11, 2020

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

9. 2017-013959DRP (D. WINSLOW: (415) 575-9159)
178 SEACLIFF AVENUE – between 26th and 27th Avenues; 017 in Assessor's Block 1306 (District 2) - Request for **Discretionary Review** of Building Permit 2017.1023.1990 to demolish an existing single-family residence with a detached garage and construct a new three-story over basement single family residence with a two-car garage at the basement level within the RH-1(D) (Residential House, One-Family-Detached) 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 Continuance to June 11, 2020)

SPEAKERS: None

ACTION: Continued to June 11, 2020

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

10. 2018-001088CUA (G. PANTOJA: (415) 575-8741)
4211 26TH STREET – between Castro and Diamond Streets, Lot 037 in Assessor's Block 6562 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code

Sections 303 and 317 for the demolition of an existing two-story, single-family residence with an Unauthorized Dwelling Unit (UDU) and the construction of a three-story, single-family residence with an Accessory Dwelling Unit (ADU) 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: Approve with Conditions

(Continued from Canceled hearing on April 2, 2020)

(Proposed for Continuance to June 18, 2020)

SPEAKERS: Ozzie Rohm – Continuance, not properly notice

ACTION: Continued to June 18, 2020

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

11. 2018-013422DRP (D. WINSLOW: (415) 575-9159)
1926 DIVISADERO STREET – between California and Pine Streets; 024 in Assessor’s Block 1027 (District 2) – Request for **Discretionary Review** of Building Permit 2018.0808.6831 for the construction of an approximately 166 square foot rear addition at the second floor of the two-story over basement single-family dwelling 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 April 2, 2020)
(Proposed for Continuance to June 25, 2020)

SPEAKERS: None

ACTION: Continued to June 25, 2020

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

12. 2017-013272DRP (D. WINSLOW: (415) 575-9159)
3074 PACIFIC AVENUE – between Lyon and Baker Streets; 008G in Assessor’s Block 0964 (District 2) – Request for **Discretionary Review** of Building Permit 2017.1024.2068 for the construction of a third-floor vertical addition above the existing two-story, single-family dwelling. The project also proposes a roof deck above the vertical addition, accessed via a retractable skylight within a RH-1(D) (Residential House, One-Family-Detached) 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 Continuance to June 25, 2020)

SPEAKERS: Ryan Patterson – Continuance

ACTION: Continued to June 25, 2020

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

13. (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 Regular hearing on April 9, 2020)

(Proposed for Continuance to July 23, 2020)

SPEAKERS: None

ACTION: Continued to July 23, 2020

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

14. [2020-001318CUA](#) (G. PANTOJA: (415) 575-8741)
[3813 24TH STREET](#) – between Church and Vicksburg Streets; Lot 001 in Assessor's Block 6509 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 728 for the establishment of a Formula Retail Use (d.b.a. "Mathnasium") at an approximately 1,455 square-foot tenant space located on the ground floor of a three-story, mixed-use building within the 24th Street- Noe Valley Neighborhood Commercial (NCD) Zoning District and 40-X Height and Bulk District. Minor interior and exterior alterations are proposed to the subject tenant space. 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 April 16, 2020)
(Proposed for Indefinite Continuance)

SPEAKERS: None

ACTION: Continued Indefinitely

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

- 16a. [2018-012065CUA](#) (L. HOAGLAND: (415) 575-6823)
[5500 MISSION STREET](#) – northwest corner of Mission Street and Foote Avenue; Lots 001G, 001H, 001I and 036 in Assessor's Block 7066 (District 11) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2 and 303 to demolish an existing 2,750 square foot industrial building and new construction of a four-story, 40-ft tall, mixed-use building with a 77 bed residential care facility for the elderly, 8 group housing rooms (11 beds) and one manager's unit and 455 square feet of ground floor commercial in the Excelsior Outer Mission Street (NCD) 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: Jeremy Schaub – Continuance

ACTION: Continued to June 11, 2020

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

- 16b. [2018-012065VAR](#) (L. HOAGLAND: (415) 575-6823)
[5500 MISSION STREET](#) – northwest corner of Mission Street and Foote Avenue; Lots 001G, 001H, 001I and 036 in Assessor's Block 7066 (District 11) – Request for a **Variance** from the Zoning Administrator, pursuant to Planning Code Section 134 (Rear Yard) to construct a

new four-story, 40-ft tall, mixed-use building in the Excelsior Outer Mission Street (NCD) Neighborhood Commercial Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 16a.
ACTION: Acting ZA Continued to June 11, 2020

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

15. [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 Regular hearing on April 9, 2020)

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
MOTION: [20691](#)

18. [2020-002490CUA](#) (E. SAMONSKY: (415) 575-9112)
[333 VALENCIA STREET](#) – between 14th and 15th Streets, Lot 017 in in Assessor’s Block 3547 (District 9) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 303, and 762, to establish Health Services use and Public Facility use (d.b.a. “San Francisco Department of Public Health”) greater than 2,999 square feet, and a Public Facility use on the second floor of the subject property within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 45-X and 55-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
MOTION: [20692](#)

19. [2019-021940CUA](#) (W. HUGHEN: (415) 575-8722)
545 FRANCISCO STREET – between Mason and Taylor Streets, Lot 022 in in Assessor’s Block 0051 (District 3) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 722 for the conversion of the existing Restaurant use to a Retail Professional Services Use (d.b.a. “Brendt Properties”), at the subject property located within the North Beach NCD (North Beach Neighborhood Commercial 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

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
MOTION: [20693](#)

20. [2019-019628CUA](#) (K. WILBORN: (415) 575-9114)
1888 CLEMENT STREET – between 20th and 19th Avenues, Lot 061 in in Assessor’s Block 1414 (District 1) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 717 for a Formula Retail Institutional Education Use (d.b.a. “Kumon” learning center), at the ground floor of the subject property located within the Outer Clement NCD (Castro Neighborhood Commercial 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 Canceled hearing on April 2, 2020)

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
MOTION: [20694](#)

21. [2019-021378CUA](#) (W. HUGHEN: (415) 575-8722)
4092 18TH STREET – between Castro and Hartford Streets, Lot 057 in in Assessor’s Block 3582 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 715 for the conversion of the existing limited restaurant to full-service Restaurant (d.b.a. “Quicky Burgers”) with a Type 41 On-Sale Beer and Wine for Bona fide Public Eating Place license, at the ground floor of the subject property located within the Castro NCD (Castro Neighborhood Commercial 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 Canceled hearing on April 2, 2020)

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
MOTION: [20695](#)

C. COMMISSION MATTERS

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

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

23. Commission Comments/Questions

Commissioner Moore:

I wanted to commend architect Schaub for postponing or continuing 5500 Mission Street. I believe it is in everybody's interest to really look for higher standards of care with respect to elderly care facilities and convalescent homes. Given the lessons we are learning nationally, and not just locally, from major outbreaks of coronavirus in those facilities, I believe it is within our responsibility to ask for higher standard of care when looking at these facilities and applying standards that may not even have been tested before. I saw a number of potential issues in the application as it stands, and I know that Mr. Schaub will work with the AIA to raise the level of standard of care for what he is proposing here. I very much appreciate it. Thank you.

Commissioner Johnson:

I just want to note that the links that was tweeted out related to our hearings. Is it currently streaming Planning Commission hearing? I just want to make sure that we're giving people the right link that is streaming the current hearing to address the comments that came up before. So, if staff could address that, we'd appreciate it.

Jonas P. Ionin, Commission Secretary:

So, we were advised that SFGovTV would have a link to our broadcast. And right now, I am on my iPad on SFGovTV that is broadcasting our proceedings. There may have been a delay in that, but I believe we are up now.

Rich Hillis, Planning Director:

Jonas, can you confirm where that link is? Because I see that somebody put it on the chat, but where --

Jonas P. Ionin, Commission Secretary:

Yeah, it's on SFGovTV, their channel 2. Their second channel.

Rich Hillis, Planning Director:

Okay, because I didn't find it either at first.

Jonas P. Ionin, Commission Secretary:

They recently switched over from the Small Business Commission to us. But if I'm not mistaken, they did have a separate link on their web page directing people to our livestream.

Rich Hillis, Planning Director:
Thank you.

Commissioner Johnson:
Thank you.

D. DEPARTMENT MATTERS

24. Director's Announcements

Rich Hillis, Planning Director:

Hello commissioners. Again, thank you for bearing with us getting to this through on our hearings. I think that you were emailed earlier today, and we will post this online as well as under the director's report for next week, so the public has it. So we kind of put together a memo that shows our guidelines and goals for public participation for our comprehensive plans and policies both during this COVID crisis and we expect that as we come out of it, we're going to have some limitations on how we conduct public meetings. And obviously, you know it's crucial for us to engage the public in our work, especially when doing larger community planning and policy projects. We've got that housing element coming up and we obviously count on robust public input for that. So, we have published guidelines or put together guidelines for us to use internally. Obviously, we're relying on a number of ways to communicate with the public. If we can't do typical public meetings, everything from email and mail to posters, to video postings as well as online forums that the public can participate during and that we can record. So, please take a look at that. And if you have questions or comments, we can address them next week. And I also wanted to note that we published the 2019 Quarter 4 Housing Development Pipeline dashboard recently. It showed a slight uptick in projects in the pipeline and a couple percent increase of 3,000 units up to 73,819 units. I think what is most notable is it shows a 26% increase and while it was under construction. And at the end of last year we had over 10,000 units under construction. Obviously, we anticipate that that's going to change, and we don't know to what extent as we entered into this crisis and as we come out of it. So, we will keep you posted on that. Thank you very much.

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

Aaron Starr:

The first item at Land Use hearing this week was Supervisor Peskin's Intermediate Length Occupancy or ILO Ordinance. This ordinance proposes to regulate occupancies and dwellings units of between 30 and 365 days and depends on the number of dwelling units in the building. The ordinance also amends the administrative code to prohibit non-tenant uses. These are the fine to include the renting of a unit to a corporate entity or other non-natural person. Commissioners, you took action on this item on January 30th and recommended approval with modifications. Those modifications include enacting an interim control on new ILO, collecting data on the scale and location of ILO activity, and clarifying admin code amendments around exemptions for non-profit organizations. At Monday's Land Use hearing after Supervisor Peskin gave an overview of the ordinance for the Committee, Supervisor Preston proposed an amendment to the ordinance that would allow for educational institutions to continue to lease housing to their faculty. Supervisor

Peskin expressed his support for the amendment. Other comment was largely in opposition to the ordinance. The central complaint came from owners of small buildings of less than four units that would no longer be able to lease units for less than a year. After public comment, the Land Use Committee moved to incorporate Supervisor Preston's amendments and recommended the amended ordinance to the Full Board of supervisors.

Next the Committee considered Supervisor Ronen's UMU ordinance. This ordinance proposes to have office uses within the UMU Zoning District and also requires CU for medical, financial and professional services uses. You heard this item at last week's hearing where you recommended approval with modifications. Those modifications include 1) limiting the office prohibition to the Mission Area Plan; 2) maintaining the existing permissibility of medical, financial and professional service uses; and 3) adding a grandfathering clause to exempt projects having submitted development applications no later than the introduction date of the ordinance. At the Land Use hearing, Supervisor Ronen's office requested a one-week continuance to continue to craft and refine the grandfathering clause. Committee Chair Peskin did open up the public hearing for comment. All six speakers requested that a grandfathering clause be added to the ordinance. Once public comment ended the Committee voted unanimously to continue the item one week to May 4th of this year. And at the Board of Supervisor's full hearing this week, there were no Planning department items. And that concludes my presentations and I'm available for questions if you have them. Thank you.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Ozzie Rohm – Do tenants' life matter
 Sonja Kraus – HUB, SB 330
 George Wooding – Bill crumbling
 Anastacia Yovanapolous – Frustrating, unable to see agenda, tracking tenants being displaced

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.

17. [2019-004021CUA](#) (B. HICKS (415) 575-9054)
1331-1335 GRANT AVENUE – west side of Grant Avenue between Green Street and Vallejo Street; Lot 004 in Assessor's Block 0131 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, 722, and 780.3 to establish an approximately 1078 square foot cannabis retail use (d.b.a. Barbary Coast North Beach). The Project will occupy the ground floor retail space within in the existing three-story residential and commercial building in the North Beach (SUD) Special Use District, North Beach NCD (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
 (Continued from Canceled hearing on April 2, 2020)

SPEAKERS: = Bridget Hicks – Staff report
 + Speaker – Project presentation
 + Dan Macarini – Support
 = Kathleen Dooley – Dispensary complies
 + Brendan Hallinan – Response to questions
 = Michael Christensen – Response to questions
ACTION: After being pulled off of Consent; Approved with Conditions as amended, prohibiting any expansion to the adjacent space and no cross-use between operators.
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
MOTION: [20696](#)

- 26a. [2018-008661ENX](#) (E. JARDINES: (415) 575-9144)
701 HARRISON STREET – located on the southwest intersections of Harrison Street and 3rd Street, Lot 001, Block 3762 (District 6) – Request for **Large Project Authorization** pursuant to Planning Code Sections 249.78, 329, and 848 to allow new construction over 85-ft in height and measuring more than 50,000 gross square feet in size in the Central SoMa SUD per Planning Code 329(b)(2), and to authorize up to 49,999 square feet from the Office Development Annual Limit per Sections 321 and 322, new construction of a 7-story-with-mezzanine, 95-foot-1-inch tall office building with ground-floor retail at 701 Harrison Street. The new mixed-use building will cumulatively include a total of approximately 58,538 square feet with approximately 49,999 square feet of office use, approximately 8,539 square feet of retail use, approximately 1,508 square feet of outdoor open space on the roof level, 85 bicycle parking spaces (69 Class I, 16 Class II), and 6 showers as well as 12 lockers. The project site is located in a CMUO Zoning District, Central SoMa Special Use District, and 130-CS 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: = Esmeralda Jardines – Staff report
 + Dan Fratten – Project presentation
 + Scott Iwamoto – Design presentation
 + Mark – Design presentation
 - David Woo – Request continuance
 - Ozzie Rohm – What’s the urgency, please postpone
 = Rich Sucre – Response to questions
ACTION: Approved with Conditions as amended, mandating the Project Sponsor to work with neighborhood organizations to incorporate the Cultural Heritage District into the program of the development.
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
MOTION: [20697](#)

- 26b. [2018-008661OFA](#) (E. JARDINES: (415) 575-9144)
701 HARRISON STREET – located on the southwest intersections of Harrison Street and 3rd Street, Lot 001, Block 3762 (District 6) – Request for **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to authorize up to 49,999 square feet

from the Office Development Annual Limit. The project site is located in a CMUO Zoning District, Central SoMa Special Use District, 130-CS Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 26a.

ACTION: Approved with Conditions as amended, mandating the Project Sponsor to work with neighborhood organizations to incorporate the Cultural Heritage District into the program of the development.

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

MOTION: [20698](#)

ADJOURNMENT 3:15 PM

ADOPTED MAY 14, 2020