

**SAN FRANCISCO
PLANNING COMMISSION
AND
RECREATION AND PARK COMMISSION**



Draft - Meeting Minutes
Remote Hearing
via video and teleconferencing

Thursday, May 21, 2020
3:00 p.m.
Special Meeting

PLANNING

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

COMMISSIONERS ABSENT: None

RECREATION AND PARK

COMMISSIONERS PRESENT: Anderson, Bonilla, Buell, Harrison, Low, Mazzola, McDonnell

COMMISSIONERS ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 4:57 PM

STAFF IN ATTENDANCE: Nick Foster, 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. SPECIAL CALENDAR

- 2a. [2017-008051SHD](#) (N. FOSTER: (415) 575-9167)
30 VAN NESS AVENUE – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor's Block 0835 (District 6) – Request for **Adoption of Shadow**

Findings Pursuant to Section 295 that the new shadow cast by the proposed project at 30 Van Ness Avenue will not have a significant adverse impact on the use of six (6) properties under the jurisdiction of the Recreation and Parks Department (Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia’s Green; Civic Center Plaza; and Howard & Langton Mini Park). The proposed project (“Project”) includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540’ inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as “Below Market Rate” units). The Project Site is located within the C-3-G (Downtown General Commercial) Zoning District, the 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness & Market Residential Special Use District.

Preliminary Recommendation: Adopt Findings
(Planning Commission Action Only)

SPEAKERS: Same as item 1a.
 ACTION: Adopted Shadow Findings
 AYES: Diamond, Fung, Imperial, Johnson, Koppel
 NAYS: Moore
 MOTION: [20716](#)

- 1a. [2017-008051SHD](#) (N. FOSTER: (415) 575-9167)
30 VAN NESS AVENUE – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor’s Block 0835 (District 6) – **Discussion and possible Joint Action by the Planning Commission and the Recreation and Park Commission to raise the cumulative shadow limit for Civic Center Plaza, pursuant to the jointly-approved Planning Code Section 295 Implementation Memo adopted in 1989, in order to accommodate new shadow cast by the proposed project at 30 Van Ness Avenue.** The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as “Below Market Rate” units). The Project Site is located within the C-3-G (Downtown General Commercial) Zoning District, 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness & Market Residential Special Use District.
Preliminary Recommendation: Raise Cumulative Shadow Limit

(Planning Commission and Recreation and Park Commission Joint Action)

SPEAKERS: = Nick Foster – Staff presentation
 = Janice Perez – Staff presentation (Rec and Park)
 + Samidha Thakral – Project presentation
 + Strachan Forgan – Design presentation
 + Daniel Javier – Support
 + Corey Smith – Support
 + Anastasia Yovanopolous – Support, affordable housing
 + Tony Rodriguez – Support
 = Carlos Bocanegra – Shadows, economic benefits
 + April Atkins – Local 22 support
 + Speaker – Support
 - Ozzie Rohm – Oppose, economic recovery
 + Tracy Everline – Support, activity will enhance area
 + Jim Haas – Affordable housing

ACTION: Raised Cumulative Shadow Limit
 AYES: Diamond, Fung, Johnson, Koppel
 NAYS: Imperial, Moore
 RESOLUTION: [20715](#)

Recreation and Park Commission:

AYES: Buell, Anderson, Bonilla, Harrison, Mazzola, McDonnell
 RECUSED: Low

- 1b. [2017-008051SHD](#) (J. PEREZ: (415) 575-5603)
30 VAN NESS AVENUE – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor’s Block 0835 (District 6) – **Discussion and possible action by the Recreation and Park Commission to adopt a resolution to recommend to the Planning Commission that the new shadow cast by the proposed project at 30 Van Ness Avenue will or will not have a significant adverse impact on the use of six (6) properties under the jurisdiction of the Recreation and Parks Department (Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia’s Green; Civic Center Plaza; and Howard and Langton Mini Park), as required by Planning Code Section 295 (the Sunlight Ordinance).** The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as “Below Market Rate” units). The Project Site is located within the C-3-G (Downtown General Commercial) Zoning District, 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness and Market Residential Special Use District.
(Recreation and Park Commission Action Only)

SPEAKERS: Same as item 1a.

ACTION: Adopted a Recommendation of no adverse impact
 AYES: Buell, Anderson, Bonilla, Harrison, Mazzola, McDonnell
 RECUSED: Low

NOTE: FOLLOWING ITEMS 1A and 1B, THE RECREATION AND PARK COMMISSION WILL ADJOURN, AND THE PLANNING COMMISSION WILL REMAIN IN SESSION TO SEPARATELY CONSIDER ADDITIONAL ITEMS. PLEASE SEE THE PLANNING COMMISSION AGENDA FOR MORE INFORMATION.

2b. [2017-008051ENV](#) (N. FOSTER: (415) 575-9167)

30 VAN NESS AVENUE – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor’s Block 0835 (District 6) – Request for **Adoption of Findings** of Fact, Findings Regarding Significant and Unavoidable Impacts, Evaluation of Mitigation Measures and Alternatives, and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act (CEQA). The proposed project (“Project”) includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540’ inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as “Below Market Rate” units). The Project Site is located within the C-3-G (Downtown General Commercial) Zoning District, the 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness & Market Residential Special Use District.

Preliminary Recommendation: Adopt Findings
(Planning Commission Action Only)

SPEAKERS: Same as item 1a.
 ACTION: Adopted Shadow Findings
 AYES: Diamond, Fung, Imperial, Johnson, Koppel
 NAYS: Moore
 MOTION: [20716](#)

2c. [2017-008051DNX](#) (N. FOSTER: (415) 575-9167)

30 VAN NESS AVENUE – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor’s Block 0835 (District 6) – Request for **Downtown Project Authorization** pursuant to Planning Code Sections 210.2 and 309 to allow a project greater than 50,000 square feet of floor area within a C-3 Zoning District with exceptions for permitted obstructions (decorative architectural features) over sidewalks (Section 136); reduction of ground-level wind currents in C-3 Districts (Section 148); height limits for parcels within the Van Ness & Market Residential Special Use District” (Section 263.19); and bulk controls (Section 270). The proposed project (“Project”) includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet

tall (540' inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as "Below Market Rate" units). The Project Site is located within the C-3-G (Downtown General Commercial) Zoning District, the 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness & Market Residential Special Use District.

Preliminary Recommendation: Approve with Conditions
(Planning Commission Action Only)

SPEAKERS: Same as item 1a.
 ACTION: Approved with Conditions
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
 MOTION: [20717](#)

2d. [2017-008051CUA](#) (N. FOSTER: (415) 575-9167)

30 VAN NESS AVENUE – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor's Block 0835 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2, 249.33(b)(7) and 303 to allow a retail use size in excess of 6,000 gross square feet. The proposed project ("Project") includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540' inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as "Below Market Rate" units). The Project Site is located within the C-3-G (Downtown General Commercial) Zoning District, the 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness & Market Residential Special Use District.

Preliminary Recommendation: Approve with Conditions
(Planning Commission Action Only)

SPEAKERS: Same as item 1a.
 ACTION: Approved with Conditions
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
 MOTION: [20718](#)

- 2e. [2017-008051OFA](#) (N. FOSTER: (415) 575-9167)
30 VAN NESS AVENUE – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor’s Block 0835 (District 6) – Request for **Office Development Allocation** under the 2019-2020 Annual Office Development Limitation Program (Sections 320 through 325) authorizing up to 49,999 gross square feet of general office use. The proposed project (“Project”) includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540’ inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as “Below Market Rate” units). The Project Site is located within the C-3-G (Downtown General Commercial) Zoning District, 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness and Market Residential Special Use District.
Preliminary Recommendation: Approve with Conditions
(Planning Commission Action Only)

SPEAKERS: Same as item 1a.
ACTION: Approved with Conditions
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
MOTION: [20719](#)

RETURNED TO REGULAR CALENDAR AT 6:07 PM