

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, May 21, 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, Alana Callagy, Lily Langlois, Jessica Look, Maia Small, Joshua Switzky, Nick Foster, Rachel Schuett, Wade Wietgreffe, Jorgen Cleemann, Bridget Hicks, 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. 2020-003041PCA (D. SANCHEZ: (415) 575-9082)  
CONDITIONAL USE REVIEW AND APPROVAL PROCESS – **Planning Code amendments** introduced by Supervisor Peskin amending the Planning Code to expedite the Conditional Use authorization review and approval process and reduce the application fee for certain uses of commercial space; 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 adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

*Preliminary Recommendation: Approve with Modifications*

**(Proposed for Continuance to May 28, 2020)**

SPEAKERS: None  
 ACTION: Continued to May 28, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

2. 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 Regular hearing on April 23, 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. On April 9, 2020, without hearing, continued to April 23, 2020 by a vote of +6 -0. On April 23, 2020, without hearing, continued to May 21, 2020 by a vote of +6 -0.**  
**(Proposed for Continuance to June 4, 2020)**

SPEAKERS: None  
 ACTION: Continued to June 4, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 3a. 2017-009796DRP (D. WINSLOW: (415) 575-9159)  
1088 HOWARD STREET – between 7<sup>th</sup> and Russ Streets; 030 and 031 in Assessor's Block 3726 (District 6) – Request for **Discretionary Review** of Building Permit 2018.0702.3483 for the merging of lots 030 and 031 and construction of a six-story vertical and horizontal addition (approximately 24,000 square feet) above a one-story commercial building resulting in 24 residential units within a MUG (Mixed Use-General) Zoning District and 85-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 4, 2020)**

SPEAKERS: + Speaker – Would like to hear today  
 ACTION: Continued to June 4, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 3b. 2017-009796VAR (D. WINSLOW: (415) 575-9159)  
1088 HOWARD STREET – between 7<sup>th</sup> and Russ Streets; 030 and 031 in Assessor's Block 3726 (District 6) – Request for a **Variance** from the Dwelling Unit Exposure requirement under

Planning Code Section 140 within a MUG (Mixed Use-General) Zoning District and 85-X Height and Bulk District.

**(Proposed for Continuance to June 4, 2020)**

SPEAKERS: Same as item 3a.

ACTION: Acting ZA Continued to June 4, 2020

4. 2019-020151DRP-03 (D. WINSLOW: (415) 575-9159)  
486 DUNCAN STREET – between Noe and Sanchez Streets; 021 in Assessor’s Block 6591 (District 8) – Request for **Discretionary Review** of Building Permit 2019.1205.8713 to construct a deck over an existing 2-story portion of a single family house which extends partially in the required rear yard within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

**(Proposed for Continuance to June 4, 2020)**

SPEAKERS: None

ACTION: Continued to June 4, 2020

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

5. 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.

(Continued from Regular hearing on April 23, 2020)

**(Proposed for Continuance to June 25, 2020)**

SPEAKERS: None

ACTION: Continued to June 25, 2020

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

6. 2020-001294CUA (M. CHRISTENSEN: (415) 575-8742)  
2441 MISSION STREET – east side of Mission street, between 20<sup>th</sup> and 21<sup>st</sup> Streets; Lot 026 in Assessor’s Block 3610 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 754 and 303, requesting to amend Planning Commission Motion No. 19776 to authorize smoking and vaporizing on-site at the existing Medical Cannabis Dispensary (dba Mission Cannabis Club) within the mezzanine of the first floor of the subject property within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

**(Proposed for Continuance to July 9, 2020)**

SPEAKERS: None

ACTION: Continued to July 9, 2020

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

7. 2019-014214DRP (M. CHRISTENSEN: (415) 575-8742)  
457 MARIPOSA STREET – between Third and Illinois Streets; Lot 043 in Assessor’s Block 3994 (District 10) – Request for a **Discretionary Review** of Building Permit No. 2019.0702.4973, which proposes to establish a new Cannabis Retail establishment of approximately 2,500 square feet in size, including on-site consumption, in an existing one-story Industrial building within an Urban Mixed Use (UMU) Zoning District and 68-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\(h\)](#).  
(Continued from Regular hearing on April 23, 2020)  
*Preliminary Recommendation:*  
**(Proposed for Continuance to July 9, 2020)**
- SPEAKERS: Herbert Terrell – Request for a closer hearing date  
ACTION: Continued to July 9, 2020  
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
- 8a. 2018-008397CUA (K. DURANDET: (415) 575-6816)  
2005 17<sup>TH</sup> STREET – south side of 17<sup>th</sup> Street between Kansas and Vermont Streets, Lot 001J of Assessor’s Block 3977 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to remove an unauthorized dwelling unit from the ground floor basement/garage level of an existing single-family, two-story residential building. The building would retain the one existing legal dwelling unit. The subject property is located within a RH-2 (Residential House, Two-Family) 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:*  
(Continued from Canceled hearing on April 2, 2020)  
**(Proposed for Continuance to July 9, 2020)**
- SPEAKERS: Herbert Terrell – Request for a closer date  
ACTION: Continued to July 9, 2020  
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
- 8b. 2018-008397VAR (K. DURANDET: (415) 575-6816)  
2005 17<sup>TH</sup> STREET – south side of 17<sup>th</sup> Street between Vermont and Kansas Streets, Lot 001J of Assessor’s Block 3977 (District 10) – Request for **Variance** from the Zoning Administrator to reconstruct an unauthorized deck and stair with an addition of a firewall which extends into the required rear yard. Planning Code Section 134 requires the subject property to maintain a rear yard of approximately 23 feet. Therefore, a rear yard variance is required. The subject property is located within a RH-2 (Residential-House, Two-Family) Zoning District and 45-X Height and Bulk District.  
(Continued from Canceled hearing on April 2, 2020)  
**(Proposed for Continuance to July 9, 2020)**
- SPEAKERS: Same as item 8a.  
ACTION: Acting ZA Continued to July 9, 2020

9. 2019-005176CUA (S. FERGUSON: (415) 575-9074)  
722 STEINER STREET – southeast corner of Steiner and Grove streets; Lot 023 in Assessor's Block 0803 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, 317, and 209.1 for a Residential Merger of Two Dwelling Units into a Single-Family Residence within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The Project is not defined as a project under CEQA Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.  
*Preliminary Recommendation: Disapprove*  
 (Continued from Regular hearing on April 16, 2020)  
**(Proposed for Continuance to July 16, 2020)**
- SPEAKERS: None  
 ACTION: Continued to July 16, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
- 10a. 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 Regular hearing on April 30, 2020)  
**(Proposed for Continuance to July 30, 2020)**
- SPEAKERS: None  
 ACTION: Continued to July 30, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
- 10b. 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 Regular hearing on April 30, 2020)  
**(Proposed for Continuance to July 30, 2020)**
- SPEAKERS: None  
 ACTION: Continued to July 30, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

11. 2017-011214CUA (N. KWIATKOWSKA: (415) 575-9185)  
9 APOLLO STREET – south side of Apollo Street between Topeka and Thornton Avenues, Lot 048 of Assessor’s Block 5354 (District 10) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to remove an unauthorized dwelling unit from the ground floor by merging it with the existing dwelling unit above. The subject property is currently authorized for use as a single-family dwelling within a RH-1 (Residential-House, One-Family) Zoning District and 40-X Height and Bulk District. The project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Canceled hearing on April 2, 2020)  
**Note: On January 23, 2020, after hearing and closing public comment, continued to April 2, 2020, with direction from the CPC by a vote of +6 -0 (Richards absent). On April 2, 2020, without hearing, continued to May 21, 2020.**  
**(Proposed for Indefinite Continuance)**

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

## 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

12. [2018-016668CUA](#) (S. UPDEGRAVE: (415) 558-6612)  
585 HOWARD STREET – south side of Howard Street between 1st and 2nd Streets with secondary frontage on Tehama Street; Lot 099 in Assessor’s Block 3736 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to allow an Office Use on the ground floor within the Downtown Office Special Development (C-3-O(SD)) Zoning District, 350-S Height and Bulk District, and the Transit Center C-3-O(SD) Commercial and Transbay 3 Special Use 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: [20703](#)

13. [2019-013418CUA](#) (S. UPDEGRAVE: (415) 558-6612)  
526 COLUMBUS AVENUE – east side of Columbus Avenue between Union Street and Green Street with secondary frontage on Stockton Street; Lot 003 in Assessor’s Block 0117 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 780.3 and 303 to modify the previously imposed Condition of Approval No. 2 under Case No.

92.137C, Planning Commission Motion 13349, to allow a full kitchen for an established Restaurant Use within the North Beach Neighborhood Commercial Zoning District, 40-X Height and Bulk District, and the North Beach and Telegraph Hill-Nob Hill Residential Special Use 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: [20704](#)

14. [2020-001384CUA](#) (M. CHANDLER: (415) 575-9048)  
[1650 POLK STREET](#) – east side of Polk Street at the corner of Polk and Clay Streets; Lot 022 in Assessor’s Block 0621 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 723, 202.3, and 303, to establish an approximately 11,877 sf General Entertainment use with 1,888 sf accessory Limited Restaurant use at the existing vacant tenant space, most recently used as a General Grocery, located in the Polk Street NCD (Neighborhood Commercial District) Zoning District and 65-A Height and Bulk District. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: + Linda Chapman – Support  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 MOTION: [20705](#)

15. [2020-003090CUA](#) (G. PANTOJA: (415) 575-8741)  
[1299 SANCHEZ STREET](#) – east side of Sanchez Street and Clipper and 26<sup>th</sup> Streets; Lot 020 in Assessor’s Block 6552 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 710 for the change of use of an approximately 1,139 square-foot tenant space at an existing two-story, mixed-use building from a Limited Restaurant with an Accessory Coffee Roaster to a Restaurant (d.b.a. “Noe Valley Coffee”) with an Accessory Coffee Roaster within a Neighborhood Commercial, Cluster (NC-1) 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: [20706](#)

## C. COMMISSION MATTERS

16. Consideration of Adoption:
- [Draft Minutes for May 7, 2020](#)

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

17. Commission Comments/Questions

None

**D. DEPARTMENT MATTERS**

18. Director's Announcements

**Rich Hillis, Planning Director:**

Commissioners, good afternoon. I just wanted to follow up on a request that was made last week by Commissioner Moore and Commissioner Imperial, to get information on bills moving through the state legislature. So we sent a memo this morning and you should have received it from AnMarie Rogers, who also posted with the agenda on tomorrow for next week's agenda. That basically outlines recent number of bills moving through the process, that bills at the state level will need to be moved out of their house of origin by June 19<sup>th</sup>, so it's a relatively short timeline. There also is a press release issued by Tony Atkins who is the Senate President outlining five bills that have taken priority over the dozens of others that were moving forward. So, we can eventually provide more information on those five bills as they work their way through the process. I just wanted to give you some initial information on the request that you made last week. That is all I have.

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

**Aaron Starr:**

At this week's Land Use Committee hearing, there were no Planning Department items and at the Full Board this week, Supervisor Mandelman's conditional use authorization requirement for Demonstrably Unaffordable Housing passed the second read, and your new colleague on the Planning Commission, Deland Chan, was approved by the Full Board. That concludes my report. Thank you.

**E. GENERAL PUBLIC COMMENT**

SPEAKERS: Linda Chapman – Neighborhood notification, California and Polk parking  
 Jason Henderson – CEQA analysis, VMT impacts  
 Anastasia Yovanopolous – Affordable housing  
 Laura Foote – Statewide rental registry  
 Sarah Ogilvie – Economic recovery, Covid-19  
 Theo Gordon – Increase housing pipeline  
 Ozzie Rohm – Twitter, initiate Nexus study



## 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.

20. [2015-000940ENV, 2017-008051ENV, 2016-014802ENV](#) (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 Regular hearing on May 14, 2020)

- SPEAKERS:
- = Rich Hillis – Introduction
  - = Alana Calagy – Staff presentation
  - = Lily Langlois – Staff presentation
  - = Jessica Look – Staff presentation
  - = Maia Small – Staff presentation
  - = Katie – Support, embark on new housing across the city
  - David Woo – Opposed, have a plan that would benefit everyone
  - + Melinda Bihn – Support
  - Tom Radulovich – Parking and traffic
  - Tes Welborn – Opposed unless amended

- + Daniel – Carpenters Local 22, support
- Dan Terrell – Opposed
- + Jeremy Lyndon – Support, excited to have more neighbors
- + Paul Lester – Support
- Jerry Yamamoto – Take parking out of the HUB
- Anastasia Yovanopolous – Opposed, limit proposed height limits
- + Robin Levitt – Support, no parking
- + Speaker – Support
- Ozzie Rohm – Vacancies, we need housing but not luxury housing
- + Jamie McGoldrick – Support
- + Theo Gordon – Support
- Carlos Bocanegra – Opposed
- + Corey Smith – Support
- + Laura Foote – Support
- Lorraine Petty – Opposed unless amended
- + Riley Abram – Support
- + Sarah Ogilvie – Support
- Speaker – Gentrification
- Larisa Pedroncelli – Opposed, vacant units
- John Elberling – Plan for the community realm
- Sue Hestor – Last minute amendments, do analysis of transit change
- + Speaker – Overcrowding alleviated by building more housing, parking
- = Joshua Switzky – Response to questions

ACTION: Certified

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

MOTION: [20707](#)

21. [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 10<sup>th</sup> Street, midblock between 10<sup>th</sup> Street and 11<sup>th</sup> Street from Market Street to Mission Street, Mission Street from 10<sup>th</sup> Street to Washburn Street, a portion of Washburn Street, Minna Street from 10<sup>th</sup> Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12<sup>th</sup> Street to Howard Street, Howard Street just north of 12<sup>th</sup> and 13<sup>th</sup> Streets, and 13<sup>th</sup> 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 Market and Octavia Area Plan Amendment.  
*Preliminary Recommendation: Adopt Findings*  
 (Continued from Regular hearing on May 14, 2020)

SPEAKERS: Same as item 20.

ACTION: Adopted Findings with Corrections noted by Staff

AYES: Diamond, Fung, Johnson, Koppel

NAYS: Imperial, Moore

MOTION: [20708](#)

- 22a. [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 10<sup>th</sup> Street, midblock between 10<sup>th</sup> Street and 11<sup>th</sup> Street from Market Street to Mission Street, Mission Street from 10<sup>th</sup> Street to Washburn Street, a portion of Washburn Street, Minna Street from 10<sup>th</sup> Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12<sup>th</sup> Street to Howard Street, Howard Street just north of 12<sup>th</sup> and 13<sup>th</sup> Streets, and 13<sup>th</sup> 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 Regular hearing on May 14, 2020)

SPEAKERS: Same as item 20.  
 ACTION: Approved with Corrections noted by Staff  
 AYES: Diamond, Fung, Johnson, Koppel, Moore  
 NAYS: Imperial  
 RESOLUTION: [20709](#)

- 22b. [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 10<sup>th</sup> Street, midblock between 10<sup>th</sup> Street and 11<sup>th</sup> Street from Market Street to Mission Street, Mission Street from 10<sup>th</sup> Street to Washburn Street, a portion of Washburn Street, Minna Street from 10<sup>th</sup> Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12<sup>th</sup> Street to Howard Street, Howard Street just north of 12<sup>th</sup> and 13<sup>th</sup> streets, and 13<sup>th</sup> 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 Regular hearing on May 14, 2020)

SPEAKERS: Same as item 20.  
 ACTION: Approved with Corrections noted by Staff, as amended to include a recommendation to pursue a nexus study for Community Facility Fees.  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 RESOLUTION: [20710](#)

22c. [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 10<sup>th</sup> Street, midblock between 10<sup>th</sup> Street and 11<sup>th</sup> Street from Market Street to Mission Street, Mission Street from 10<sup>th</sup> Street to Washburn Street, a portion of Washburn Street, Minna Street from 10<sup>th</sup> Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12<sup>th</sup> Street to Howard Street, Howard Street just north of 12<sup>th</sup> and 13<sup>th</sup> Streets, and 13<sup>th</sup> 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 Regular hearing on May 14, 2020)

SPEAKERS: Same as item 20.  
 ACTION: Approved with Corrections noted by Staff  
 AYES: Diamond, Fung, Johnson, Koppel  
 NAYS: Imperial, Moore  
 RESOLUTION: [20711](#)

22d. [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 10<sup>th</sup> Street, midblock between 10<sup>th</sup> Street and 11<sup>th</sup> Street from Market Street to Mission Street, Mission Street from 10<sup>th</sup> Street to Washburn Street, a portion of Washburn Street, Minna Street from 10<sup>th</sup> Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12<sup>th</sup> Street to Howard Street, Howard

Street just north of 12<sup>th</sup> and 13<sup>th</sup> Streets, and 13<sup>th</sup> 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 Regular hearing on May 14, 2020)

SPEAKERS: Same as item 20.

ACTION: Adopted a Recommendation for Approval with Corrections noted by Staff

AYES: Diamond, Fung, Johnson, Koppel

NAYS: Imperial, Moore

RESOLUTION: [20712](#)

22e. [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 10<sup>th</sup> Street, midblock between 10<sup>th</sup> Street and 11<sup>th</sup> Street from Market Street to Mission Street, Mission Street from 10<sup>th</sup> Street to Washburn Street, a portion of Washburn Street, Minna Street from 10<sup>th</sup> Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12<sup>th</sup> Street to Howard Street, Howard Street just north of 12<sup>th</sup> and 13<sup>th</sup> Streets, and 13<sup>th</sup> 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 Regular hearing on May 14, 2020)

SPEAKERS: Same as item 20.

ACTION: Adopted a Recommendation for Approval with Corrections noted by Staff

AYES: Diamond, Fung, Imperial, Johnson, Koppel

NAYS: Moore

RESOLUTION: [20713](#)

3:00 P.M.

The following matter(s) may not be considered prior to the time indicated above. It is provided as a courtesy to limit unnecessary wait times. Therefore, the following item(s) will be considered at or after the time indicated.

**G. SPECIAL JOINT MEETING CALENDAR WITH THE RECREATION AND PARK COMMISSION**

ROLL CALL:

**PLANNING**

**COMMISSION:** President: Joel Koppel  
 Vice-President: Kathrin Moore  
 Commissioners: Sue Diamond, Frank Fung,  
 Theresa Imperial, Milicent Johnson

**RECREATION AND PARK**

**COMMISSION:** President: Mark Buell  
 Vice-President: Allan Low  
 Commissioners: Kat Anderson, Gloria Bonilla, Tom Harrison,  
 Larry Mazzola, Eric McDonnell

**NOTE: The Joint Commissions will hold one public hearing for the public to provide testimony on all items listed below. Following the public hearing, the Recreation and Park Commission will act jointly with the Planning Commission to consider raising the cumulative shadow limit for Civic Center Plaza and the Recreation and Park Commission will consider making a recommendation to the Planning Commission regarding the possible adverse impact of shadow on Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia's Green; Civic Center Plaza; and Howard and Langton Mini Park. Following action on those items, the Recreation and Park Commission will adjourn, and the Planning Commission will remain in session and separately consider action on all other entitlements.**

- 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*

SPEAKERS: Same as item 1a.  
 ACTION: Adopted Findings  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 MOTION: [20714](#)

- 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

MOTION: [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

- H. **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.**

- 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*

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*

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*

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*

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

**NOTE: FOLLOWING ITEMS 2A THROUGH 2E, THE PLANNING COMMISSION WILL REMAIN IN SESSION TO CONTINUE ITS REGULAR CALENDAR.**

23. [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 12<sup>th</sup> 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 Regular hearing on May 14, 2020)

SPEAKERS: = Rachel Schuett – Staff report  
 - Sue Hestor – Not ready to go  
 + Jordan Langer – Support  
 + Larry Mansbach – Support, preserving carousel ballroom, Fillmore West  
 - Carlos Bocanegra – Increase in demand, take a closer look on preservation  
 + Corey Smith – Support  
 + Jim Haas – Enhance pedestrian condition and experience  
 - Anastasia Yovanopolous – Transportation, traffic  
 + Lucio Sanchez – Support  
 = Wade Wietgreffe – Response to questions  
 = Jorgen Cleeman – Response to questions  
 ACTION: Certified  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 MOTION: [20720](#)

24. [2020-000215CUA](#) (B. HICKS: (415) 575-9054)  
4118 21<sup>ST</sup> STREET – north side of 21<sup>st</sup> Street between Diamond Street and Eureka Street; Lot 017 in Assessor’s Block 2750 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to legalize the demolition of a 3,025 square foot, two-story over basement, single family home and to authorize the construction of a 4,481 square foot, three-story over basement, two family home in a RH-2 (Residential-

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

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on April 23, 2020)

**Note: On April 23, 2020, after hearing and closing public comment, continued to May 21, 2020 by a vote of +5 -1 (Koppel against).**

SPEAKERS:       = Bridget Hicks – Staff report  
                  + Jonathan Pearlman – Project presentation  
                  - Anne Guaspari – Require a boundary survey before approval  
                  - Curtis Larson – Require a boundary survey  
                  - Kay Klum – Boundary survey  
                  - Anastasia Yovanopolous – Stipulate conditions  
                  - Andrew Kollman – Negative impacts to a neighbor  
                  + David Roth – Support  
                  - Georgia Schuttish – Relative affordability  
                  - Joan Ramo – Physical boundary survey  
                  - Carlos Ibarra – Request complete survey  
                  + Todd David – Support  
                  + Richard Craddock – Support  
                  - Speaker – See issues before approving, line to line property survey  
                  - Ozzie Rohm – Oppose, line to line property survey

ACTION:       Approved with Conditions as amended to include: A new survey with a legal description of the property, provided to staff and neighbors prior to BPA issuance.

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

MOTION:       [20721](#)

ADJOURNMENT 7:39 PM

ADOPTED JUNE 4, 2020