SAN FRANCISCO
PLANNING COMMISSION

Meeting Minutes

Remote Hearing
via video and teleconferencing

Thursday, June 4, 2020
1:00 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Aaron Starr, Joshua Switzky, Elizabeth Gordon-Jonckheer, Michael Christensen, Rich Sucre, Matt Dito, David Weissglass, David Winslow, Corey Teague – Zoning Administrator, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

+ indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
= indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1a. 2015-004568ENV (A. PERRY: (415) 575-9017)
10 SOUTH VAN NESS AVENUE – located at the southwest corner of the intersection of Market Street and South Van Ness Avenue, bound by those two streets and 12th Street to the west; Lots 003A and 004 in Assessor's Block 3506 (District 6) – Request for Planning Commission consideration of **Adoption of CEQA Findings,** a Statement of Overriding Considerations, and a Mitigation and Monitoring Reporting Program under the California

Environmental Quality Act (CEQA). The Project includes demolition of the existing two-story commercial building and construction of a new 55-story, 590-foot tall, mixed-use residential building (approximately 906,811 gross square feet) with 966 dwelling units (consisting of 347 studios, 433 1-bedrooms, 165 2-bedrooms, and 21 3-bedrooms), approximately 29,443 square feet of retail sales and service uses, over two basement garage levels consisting of 255 off-street parking spaces, 4 off-street freight loading spaces, 2 off-street service vehicle spaces, 6 car-share spaces, and 321 Class 1 bicycle parking spaces, plus 61 class 2 bicycle parking spaces located within the public right-of-way. The Project would also include creation of a new entry to the Van Ness Muni Station within the ground floor of the subject property. New public open space and a mid-block alley between Market and 12th Streets would also be included at the ground floor. The Project Site is located within a C-3-G (Downtown – General Commercial) Zoning District, the Van Ness and Market Residential Special Use District, 120/400-R-2 and 120-R-2 Height and Bulk Districts, and proposed 120/400-R-2//140/590-R-2 and 120/400-R-2/120-R-2//140/590-R-2 Height and Bulk Districts under the Market and Octavia Area Plan Amendments.

(Proposed for Continuance to June 11, 2020)

SPEAKERS: None
ACTION: Continued to June 11, 2020
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Johnson

1b. 2015-004568SHD (A. PERRY: (415) 575-9017)

10 SOUTH VAN NESS AVENUE – located at the southwest corner of the intersection of Market Street and South Van Ness Avenue, bound by those two streets and 12th Street to the west; Lots 003A and 004 in Assessor's Block 3506 (District 6) – Request for Planning Commission consideration of **Adoption of Shadow Findings** pursuant to Section 295 that shadows from the project would not adversely affect use of seven (7) properties under the jurisdiction of the Recreation and Park Commission (Patricia's Green; Page and Laguna Mini Park; Hayes Valley Playground; Koshland Community Park and Learning Center; Howard and Langton Mini Park; Buchanan Street Mall; and the 11th and Natoma Future Park Site). The Project includes demolition of the existing two-story commercial building and construction of a new 55-story, 590-foot tall, mixed-use residential building (approximately 906,811 gross square feet) with 966 dwelling units (consisting of 347 studios, 433 1-bedrooms, 165 2-bedrooms, and 21 3-bedrooms), approximately 29,443 square feet of retail sales and service uses, over two basement garage levels consisting of 255 off-street parking spaces, 4 off-street freight loading spaces, 2 off-street service vehicle spaces, 6 car-share spaces, and 321 Class 1 bicycle parking spaces, plus 61 class 2 bicycle parking spaces located within the public right-of-way. The Project would also include creation of a new entry to the Van Ness Muni Station within the ground floor of the subject property. New public open space and a mid-block alley between Market and 12th Streets would also be included at the ground floor. The Project Site is located within a C-3-G (Downtown – General Commercial) Zoning District, the Van Ness and Market Residential Special Use District, 120/400-R-2 and 120-R-2 Height and Bulk Districts, and proposed 120/400-R-2//140/590-R-2 and 120/400-R-2/120-R-2//140/590-R-2 Height and Bulk Districts under the Market and Octavia Area Plan Amendments.

(Proposed for Continuance to June 11, 2020)

SPEAKERS: None
ACTION: Continued to June 11, 2020
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Johnson

1c. 2015-004568DNX (A. PERRY: (415) 575-9017)

10 SOUTH VAN NESS AVENUE – located at the southwest corner of the intersection of Market Street and South Van Ness Avenue, bound by those two streets and 12th Street to the west; Lots 003A and 004 in Assessor's Block 3506 (District 6) – Request for Planning Commission consideration of a **Downtown Project Authorization** pursuant to Section 309 with exceptions from Planning Code requirements for: (1) Dwelling Unit Exposure (Section 140); (2) Sunlight Access to Public Sidewalks (Section 146); (3) Maximum Ground-Level Wind Currents (Section 148); (4) Maximum Projections Over the Public Right-of-Way (Section 136); (5) Height and Bulk Limits (Sections 263.19 and 270(f)); (6) Mid-Block Alleys for Large Lot Development (Section 270.2); and (7) Dwelling Unit Mix (Section 207.6). The Project includes demolition of the existing two-story commercial building and construction of a new 55-story, 590-foot tall, mixed-use residential building (approximately 906,811 gross square feet) with 966 dwelling units (consisting of 347 studios, 433 1-bedrooms, 165 2-bedrooms, and 21 3-bedrooms), approximately 29,443 square feet of retail sales and service uses, over two basement garage levels consisting of 255 off-street parking spaces, 4 off-street freight loading spaces, 2 off-street service vehicle spaces, 6 car-share spaces, and 321 Class 1 bicycle parking spaces, plus 61 class 2 bicycle parking spaces located within the public right-of-way. The Project would also include creation of a new entry to the Van Ness Muni Station within the ground floor of the subject property. New public open space and a mid-block alley between Market and 12th Streets would also be included at the ground floor. The Project Site is located within a C-3-G (Downtown – General Commercial) Zoning District, the Van Ness and Market Residential Special Use District, 120/400-R-2 and 120-R-2 Height and Bulk Districts, and proposed 120/400-R-2//140/590-R-2 and 120/400-R-2/120-R-2//140/590-R-2 Height and Bulk Districts under the Market and Octavia Area Plan Amendments.
(Proposed for Continuance to June 11, 2020)

SPEAKERS: None
ACTION: Continued to June 11, 2020
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Johnson

1d. 2015-004568CUA (A. PERRY: (415) 575-9017)

10 SOUTH VAN NESS AVENUE – located at the southwest corner of the intersection of Market Street and South Van Ness Avenue, bound by those two streets and 12th Street to the west; Lots 003A and 004 in Assessor's Block 3506 (District 6) – Request for Planning Commission consideration of a **Conditional Use Authorization** pursuant to Sections 303 and 249.33(b)(7) for a non-residential use size larger than 6,000 square feet within the Van Ness and Market Residential SUD. The Project includes demolition of the existing two-story commercial building and construction of a new 55-story, 590-foot tall, mixed-use residential building (approximately 906,811 gross square feet) with 966 dwelling units (consisting of 347 studios, 433 1-bedrooms, 165 2-bedrooms, and 21 3-bedrooms), approximately 29,443 square feet of retail sales and service uses, over two basement garage levels consisting of 255 off-street parking spaces, 4 off-street freight loading

spaces, 2 off-street service vehicle spaces, 6 car-share spaces, and 321 Class 1 bicycle parking spaces, plus 61 class 2 bicycle parking spaces located within the public right-of-way. The Project would also include creation of a new entry to the Van Ness Muni Station within the ground floor of the subject property. New public open space and a mid-block alley between Market and 12th Streets would also be included at the ground floor. The Project Site is located within the C-3-G (Downtown – General Commercial) Zoning District, the Van Ness and Market Residential Special Use District, 120/400-R-2 and 120-R-2 Height and Bulk Districts, and proposed 120/400-R-2//140/590-R-2 and 120/400-R-2/120-R-2//140/590-R-2 Height and Bulk Districts under the Market and Octavia Area Plan Amendments.

(Proposed for Continuance to June 11, 2020)

SPEAKERS: None
ACTION: Continued to June 11, 2020
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Johnson

1e. 2015-004568VAR (A. PERRY: (415) 575-9017)

10 SOUTH VAN NESS AVENUE – located at the southwest corner of the intersection of Market Street and South Van Ness Avenue, bound by those two streets and 12th Street to the west; Lots 003A and 004 in Assessor's Block 3506 (District 6) – Request for Zoning Administrator consideration of a **Variance** request from maximum garage entry width (Section 145.1(c)(2)). The Project includes demolition of the existing two-story commercial building and construction of a new 55-story, 590-foot tall, mixed-use residential building (approximately 906,811 gross square feet) with 966 dwelling units (consisting of 347 studios, 433 1-bedrooms, 165 2-bedrooms, and 21 3-bedrooms), approximately 29,443 square feet of retail sales and service uses, over two basement garage levels consisting of 255 off-street parking spaces, 4 off-street freight loading spaces, 2 off-street service vehicle spaces, 6 car-share spaces, and 321 Class 1 bicycle parking spaces, plus 61 class 2 bicycle parking spaces located within the public right-of-way. The Project would also include creation of a new entry to the Van Ness Muni Station within the ground floor of the subject property. New public open space and a mid-block alley between Market and 12th Streets would also be included at the ground floor. The Project Site is located within a C-3-G (Downtown – General Commercial) Zoning District, the Van Ness and Market Residential Special Use District, 120/400-R-2 and 120-R-2 Height and Bulk Districts, and proposed 120/400-R-2//140/590-R-2 and 120/400-R-2/120-R-2//140/590-R-2 Height and Bulk Districts under the Market and Octavia Area Plan Amendments.

(Proposed for Continuance to June 11, 2020)

SPEAKERS: None
ACTION: ZA Continued to June 11, 2020

2a. 2019-000634DRP (D. WINSLOW: (415) 575-9159)

876 ELIZABETH STREET – between Hoffman and Douglass Streets; 022 in Assessor's Block 2806 (District 8) – Request for **Discretionary Review** of Building Permit 2019.0114.0265 to expand below grade at basement level to the rear of an existing non-conforming structure. The proposal also includes and a vertical and horizontal addition on an existing single-family home within a RH-2 (Residential House, Two-Family) Zoning District and 40-X

Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Proposed for Continuance to June 18, 2020)

SPEAKERS: None
ACTION: Continued to June 18, 2020
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Johnson

2b. 2019-000634VAR (D. WINSLOW: (415) 575-9159)
876 ELIZABETH STREET – north side of Hoffman Avenue and Douglass Street; Lot 022 in Assessor's Block 2806 (District 8) – Request for Rear Yard **Variance**, proposing to expand below grade at basement level to the rear of an existing noncomplying structure. The proposal is also to construct a vertical and horizontal addition on the existing single-family home within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. The proposal is subject to a rear-yard variance per Planning Code Section 134.
(Continued from Regular hearing on April 23, 2020)
(Proposed for Continuance to June 18, 2020)

SPEAKERS: None
ACTION: ZA Continued to June 18, 2020

3. 2018-015993DRP-02 (D. WINSLOW: (415) 575-9159)
762 DUNCAN STREET – between Douglass and Diamond Streets; 007B in Assessor's Block 6588 (District 8) – Request for **Discretionary Review** of Building Permit 2018.1121.6550 to construct a one-story vertical addition, horizontal rear addition, and alterations to the front facade to an existing two-story single-family-home within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Proposed for Continuance to June 18, 2020)

SPEAKERS: None
ACTION: Continued to June 18, 2020
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Johnson

4. 2020-000909DRP (M. GIACOMUCCI: (415) 575-8715)
3591 20TH STREET – on the south side of 20th Street between Valencia and Lexington streets, Lot 042 of Assessor's Block 3609 (District 9) – Request for **Discretionary Review** of Building Permit Application No. 2019.11.12.7026 for a Change of Use from an existing vacant commercial storefront to a Limited Restaurant (d.b.a. "Matcha N' More"). The interior of the 3591 20th Street storefront will be renovated, but no expansion of the existing commercial space or the building is proposed. This change of use is limited to the storefront at 3591 20th Street; all other commercial storefronts in the building will remain in their current use. The subject property is located within the Valencia NCT

(Neighborhood Commercial - Transit) Zoning District and 50-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: Steven Williams – Put back in Regular Calendar or shorten continuance
ACTION: Continued to June 11, 2020
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Johnson

5. 2019-015984CUA (A. LINDSAY: (415) 575-9178)
590 2ND AVENUE – on east side of 2nd Avenue between Anza Street and Balboa Street, Lot 026 of Assessor's Block 1544 (District 1) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.2, to install a new AT&T Mobility Macro Wireless Telecommunications Services Facility at rooftop consisting of installation of ten (10) panel antennas, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within two (2) FRP enclosures. The subject property is located within a RM-2 (Residential-Mixed, Moderate Density), and 40-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
(Proposed for Continuance to July 16, 2020)

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

17a. 2018-000528DRP-04 (E. GORDON-JONCKHEER: (415) 575-8728)
440 AND 446-48 WALLER STREET – between Steiner and Fillmore Streets; 012 and 013 in Assessor's Block 0860 (District 5) – Request for **Discretionary Review** of Building Permit Application No.'s. 2019.0130.1623, 2019.0130.1617, 2019.0130.1621, and 2019.0130.1630 to merge and re-subdivide two lots fronting on Waller Street (lots 12 & 13) and create two new lots fronting on Laussat Street. The existing non-complying building in the rear yard that straddles the current lot line will be demolished and replaced with two new 3-story over-basement two-family dwellings. One-story vertical additions and 4-story horizontal additions at the rear of each of the dwellings on Waller Street are proposed, plus a new garage is proposed for 440 Waller Street. This is within a RH-3 (Residential House, Three-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: Take Discretionary Review and Approve with Modifications
(Continued from Regular hearing on May 14, 2020)

SPEAKERS: None
ACTION: Continued to June 11, 2020
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore

ABSENT: Johnson

17b. 2015-008247VAR (E. GORDON-JONCKHEER: (415) 575-8728)
440 AND 446-48 WALLER STREET – between Steiner and Fillmore Streets; 012 and 013 in Assessor's Block 0860 (District 5) – Request for **Variance** from the Zoning Administrator for lot size, rear yard and front setback. The proposal is to merge and re-subdivide two lots fronting on Waller Street and create two new lots fronting on Laussat Street. The existing noncomplying building in the rear yard that straddles the current lot line will be demolished and replaced with two new 3-story-over-basement two-family dwellings. One-story vertical additions and 4-story horizontal additions at the rear of each of the dwellings on Waller Street are proposed, plus a new garage is proposed for 440 Waller Street. Planning Code Section 121 requires a minimum lot size of 2,500 square feet. The newly created lots fronting on Laussat Street measure 1,250 each. Therefore, a lot size variance is required. Planning Code Section 134 requires properties to maintain a rear yard of approximately 17 feet for the proposed 70-foot deep lot. The proposed setback is 12 feet. Therefore, a rear yard variance is required. Planning Code Section 132 requires the proposed 50-foot deep lot at the rear of 446-448 Waller Street to maintain a front setback of approximately 1.5 feet. The proposed setback is 1 foot. Therefore, a front setback variance is required. Variances for lot size and rear yard were originally heard at a public hearing on January 22, 2020. An additional request for a front setback variance has since been submitted. Thus, a new hearing for all three variance requests will be conducted by the Zoning Administrator concurrent with the Discretionary Review hearing. This is within a RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: None
ACTION: 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

6. 2019-017877CUA (D. WEISSGLASS: (415) 575-9177)
2 GENEVA STREET – on south side of Geneva Avenue, Lot 057 of Assessor's Block 6946 (District 11) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.2, to install a new AT&T Mobility Macro Wireless Telecommunications Services Facility at rooftop consisting of twelve (12) panel antennas screened behind FRP enclosures; installation of eighteen (18) remote radio heads; four (4) DC-9 surge suppressors; one (1) GPS antenna; and ancillary equipment as part of the AT&T Mobility Telecommunications Network. The subject property is located within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District, Oceanview Large Residence SUD (Special Use District) and 40-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: Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Johnson
MOTION: 20736

C. COMMISSION MATTERS

7. Consideration of Adoption:
   - Draft Minutes for May 21, 2020 – Regular Planning
   - Draft Minutes for May 21, 2020 – Joint Rec and Park

SPEAKERS: Sue Hestor – Hub
Current stripped-down Minutes have no indication of substantial Commission comment on complicated item, THE HUB Area Plan, and further approval actions. SFGovTV notes show extensive dialogue between Commissioners and Department staff. Future actions were presented by both as necessary. Commitments were made. None of this is noted.
Many of issues must go to Supervisors for adoption.
Does Commission have memo from Director indicating staff plans to follow up? Will memo be presented to Supervisors?
Jason Henderson – Hub
Anastasia Yovanopolous – Hub, incorporate commissioners' comments
ACTION: Adopted
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Johnson

8. Commission Comments/Questions

Commissioner Diamond:
So, it feels like we need to comment on the events that have transpired in the last week. It is too momentous as a nation and as a city to let this go without reflecting on how these events affect us as commissioners in the Planning Department. I believe it's important to state that we as a Planning Commission and Department stand with black communities who continue to experience racism in so many aspects of their lives. In addition to the need for police reform to stop the brutality, we need to dismantle other systems that have led to our country's deep inequities. And beyond words, we need to act. We can't just talk about it we need to do something about it. And one way we can do so as a Planning Commission and a Planning Department is to move quickly to implement phase two of the racial and social equity initiative with the resources that are necessary to do so in a meaningful and effective way to meet the needs of black communities, indigenous communities, and all communities of color. We need to act boldly, as Commissioner Johnson said last week, and recent events have underscored the urgency of that need. Thank you.

Commissioner Chan:
Thank you, Commissioner Diamond, for making those comments. I also wanted to share some of my thoughts and also based in conversations with Commissioner Johnson and

Planning staff throughout these past few days. I really appreciate you making the space for us to reflect about what is happening. So, I'll try my best to encapsulate what I have heard which will be by no means be perfect but I no doubt will be important to kind of explain my thinking through this. I think absolutely it is important to acknowledge that what we have seen in the recent protesting and uprising in cities and suburbs is in response to pain, trauma and grieving. This is also not the first time that black communities have been telling us about their experiences, and that they would like us to do something about this. I know, like many of my colleagues, like I have been disturbed and heartbroken these past few days, but I can only begin to imagine what black and brown communities have been experiencing their entire lives. So, I think it is very clear that we, as a Planning Commission, need to heed the call to express solidarity with black lives and with black communities. And what we had been hearing is we need to center black communities in the work that is within the purview of the Planning Department and the Commission.

To make this more explicit, Planning has a role to play because Planning makes institutional racism real and physical and spatial form. The built environment and its various professions have been complicit in expressing and justifying racial discrimination. And this is manifested in actions that are within the purview of the Planning Commission and the department historically in regard to housing and land use policies. And I just wanted to give a few examples to make that concrete. So, the San Francisco Master Plan of 1945 was passed by the Planning Commission. It identified the neighborhoods of the Western Addition, Chinatown and SoMa as blight, which is an ecological term use to describe bacterial and fungi infestations. This language was then used as the pathway for displacement and dislocation. It was used to justify urban renewal and freeway construction projects that essentially bulldozed black and community of color.

The City has also had a history of past and racially restrictive ordinances. And I think one of the first ones that we know about is ordinance number 2190 from 1890 that specified the location where San Francisco residents of Chinese descent could live and do business. And if found to be violating this, people would be guilty of a misdemeanor and jail for up to six months. And I point this out because we are still seeing these sorts of incidences arise because of systemic racism in black communities. More recently, we've seen the replacement of racially restricted ordinances with exclusionary zoning practices. This is often in the subtle use of zoning to achieve discriminatory practices. This might be for example, the citing of noxious facilities in communities of color that had led to the health impacts that have only been exasperated by impacts of COVID-19 in black and brown communities. I think even more pervasive is the use of language, the structuring of options that deflect attention away from these negative impacts on prime decisions that really negatively impact black, indigenous, and people of color.

I also think on top of this, it's important to recognize who is planning our cities. So, the 2010 census, this is for the entire west, but then again it would be different for San Francisco, but 81% of planners are white. 4 in 10 are women, so I think, you know, this is also an issue of hiring and supporting planners and commissioners who not only come from these communities, but who have been themselves negatively impacted by historical planning decisions. And we would want planners who can exercise a racial and social equity lens as a core competency in their role.

So, I say all this because I think the first step is to acknowledge and to name this. This is within the purview of the Planning Commission and the Department, and you know, I think all of the us as colleagues, we would benefit from using this racial and social equity lens to make decisions. And we can ask ourselves, when we make decisions about land use, how are we considering whether we are distributing resources equitably across neighborhoods and communities? How do we make sure that this development does not come hand in hand with the displacement of the communities that they are intended to benefit? And I also want to note, this is not just a narrative about trauma and deficit. Black communities have ideas and aspirations that they have been sharing for many, many years. And they have ideas about what they want to see about their neighborhoods and places. So, this is untapped resources and innovation that I think we need to include in order to have meaningful direct participation of black communities in creating plans and having this feedback actually be directly reflected in the plans and policies of the commission and departments. And I think if we don't do both, if we don't have kind of equalized outcome as well as meaningful participation, then this would just be the perpetuation of institutional racism.

So, I didn't say this whole monologue just to hear myself talk. But what I am prepared today, hopefully following the lead of Commissioner Johnson who would like to be very clear that she is committed to working on this, and I believe Commissioner Diamond is also supportive. I would like to make a motion to direct staff to draft a resolution and to have it be calendared at our next hearing, and I think the intent of this resolution is to encapsulate everything that was just said in recent conversations and in the comments just now. And really to support the Planning Department's racial and social equity plan. And I think there is kind of three components. One, is to identify and direct priorities and resources in terms of the project that would directly address racial and social equity issues. Two, we want to see a work plan that responds to both the impacts of pandemic as well as the continual dispossession that black communities have been experiencing and to see this reflected in the hiring and budget resources. And then finally, I think given that there are budget shortfalls and conversations around that, I think it is important that the Commission really be clear about prioritizing dollars to support this critical work more than ever. So, with that, I will turn it over.

President Koppel:
Well said.

Commissioner Imperial:
Was that a motion? I second that motion. Also, thank you for -- Commissioner Chan, and even though Commissioner Johnson is not here, I applaud her for also leading this. And I also share the sentiments with Commissioner Diamond in terms of really -- in these times, it really asks for us to propel, to advance the racial and social equity that Planning has initiated in the first place. And as we are looking into policies into housing affordability strategies, community stabilization strategies, that we really need to incorporate the racial and social -- social equity on this. You know, there has been, you know, history of cities being designed as to oppressed, especially the black and brown community – especially the black community. And we need to do better. And so, I am supportive, and I also would like to commend Commissioner Johnson and Chan in leading on this.

Commissioner Fung:
I would also thank Commissioners Chan and Diamond for their comments. I will not be repeating any of the things they said. I am in total agreement that this is not a time for reflection, this is a time for action. And we should do everything we can to proceed along those lines as to what the Planning efforts and this commission and staff can do.

Commissioner Moore:
Thank you to all my fellow commissioners. You are speaking from the heart and I appreciate your so eloquently bringing it forward. I believe that our past normal is no longer acceptable and I agree that there needs to be a policy change at a deeper level that unconditionally commits to the civil rights of the 2020s. Again, thank you and I will participate in contributing in every capacity that we can bring forward as Planning commissioners.

President Koppel:
Yeah. I, as well, am extremely supportive. I'm glad to see this happening and proud enough just to serve on this commission and as president. And I'm just absolutely even more proud and thrilled that I get to serve on a commission with over 70% women. So, I think we are doing a good job of at least given the optics that we are taking this as seriously as we are. And I am just, feel privileged that Commissioner Fung and myself get to keep such good company every Thursday.

Vice President Moore:
I have one additional comment and that is to note that the majority of women on the commission has also a majority of women of color.

Jonas P. Ionin, Commission Secretary:
If there is nothing further commissioners, there is a motion that has been seconded to direct staff to draft the resolution to encapsulate commission comments and support the Department's racial and social and equity plan. On that motion, Commissioner Chan –

Commissioner Chan:
Aye.

President Koppel:
I'm sorry. Commissioner Diamond, did you want to chime in again?

Commissioner Diamond:
I did. And I think I would like to hear from Director Hillis before we go with the motion. Because I believe the Department probably has a lot of reflection on this as well too, and I would like to hear what he says.

Rich Hillis, Planning Director:
Sure. And I was going to address this also during director's comments. Some of you know, we had an all-staff meeting yesterday to discuss the issues and the events that have been taking place. The murder of George Floyd had touched us all and I think it was an important and powerful meeting. Thank you, Commissioners Johnson, and Chan and Diamond, for participating in that meeting. As a staff, we wanted to express how we were feeling, and as you can imagine, there was a lot of anger. There was discouragement.

People were heartbroken. To recognize that Mr. Floyd was murdered because of the color of his skin, and we want to listen and support one another, especially our black staff, who we know are hurting. We want to acknowledge, as you have said, that black lives matter and encourage and support the protests that are happening here in San Francisco and elsewhere around the country and frankly the world. But importantly, as you all said, we wanted to commit ourselves to action. Even a progressive city like San Francisco, we know that there are pervasive inequalities, and we see them. We see them at the commission every week. And as Commissioner Chan noted, as policy and planning professionals at the Planning Department, in the past, we realize that the planners and policy makers have contributed to the racial inequities through the policies that she talked about, urban renewal, by redevelopment, exclusionary, zoning, and we are in a unique place to act and do something. I think Commissioner Diamond, you referenced Commissioner Johnson's comments last week to be bold and that was in reference to the housing element. I think we need to be bolder in regard to racism and racial inequities in our city. We need to be transformative and we need to truly transform our institution including how we operate and who we operate for. So, I think in July, we are hearing the Racial and Social Equity Plan, Phase 2, which is the external phase of that plan. We need to be bolder in that planning. As Commissioner Fung said, we need to do more than study, we need to act, and so we will take your comments in the resolution to do that and to act boldly. Our -- the racial and social equity initiative can't just be a program of the department, it really has to be our guiding principle, so thank you for your support yesterday, thank you for your ongoing support, and look forward to taking action with you.

Jonas P. Ionin, Commission Secretary:
Very good. Then commissioners, then on that motion that has been seconded directing staff to draft the resolution to encapsulate commission comments and support the department's racial and social equity plan -- [Roll Call]

Jonas P. Ionin, Commission Secretary:
So moved, commissioners. That motion passes unanimously, 6-0. And if I may, through the chair, suggest that we might adjourn today's hearing in the honor of George Floyd.

Commissioner Moore:
Yes.

President Koppel:
Great idea.

Draft Racial and Social Equity Resolution:

SPEAKERS:	None
ACTION:	Draft resolution
AYES:	Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT:	Johnson

D. DEPARTMENT MATTERS

9. Director's Announcements
None

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

Aaron Starr:
This week there were no Planning items at the Land Use Committee or the Full Board. However, there was a Planning item at this week's Government Oversight Committee which considered Supervisor Mar's ordinance to authorize the fee waiver for legalization of unauthorized dwelling units. This ordinance will renew the partial fee waiver program for another five years retroactive from January this year through the end of 2024. The Commission heard this item on April 16th and unanimously recommended the approval of the ordinance as proposed. During the GAO hearing DBI gave an overview of legalization program and Planning staff presented the Commission's recommendations. There was no public comment and the Committee voted to recommend the item as a community report for the June 9th Board of Supervisor's hearing. Lastly, supervisor Peskin introduced an ordinance on February 4, 2020 that would amend the Planning Code to allow the consolidation of ground floor storefronts in the North Beach Special Use district to accommodate the expansion of the existing police department station. The provision expires after three years unless extended. Currently, the consolidation of storefronts is prohibited in North Beach SUD. As this is an ordinance nearly tailored to allow the expansion of existing public facility, staff was not planning on bringing this item to the Planning Commission for review unless I hear differently from you today. That concludes my report and I am available for questions.

Jonas P. Ionin, Commission Secretary:
The Board of Appeals did meet last night and considered one item that may be of interest to the Planning commission. 3600 Scott Street, the Board heard the appeal of the building permit application to provide a 2-foot extension to an existing deck. The Planning Commission heard this item as a DR in June 2019 and did not take DR and approved the project as proposed. The appellant argued that the deck addition violated a private agreement that he had with the permit holder. The permit holder argued that no agreement existed. The Board of Appeals noted that the City does not enforce private agreements and unanimously denied the appeal.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Demo calcs
Katherine Howard – Housing bills, analysis
Jason Henderson – Streets, urban realm part of Hub
Bruce Bowen – Influx of bills
Sue Hestor – May 21, 2020 public comment time limits
Planning Commission is required to provide 3 minutes/speaker on each project before Commission acts.
5/21 Commission allowed public testimony once for The Hub - #20 The Hub, 30 Van Ness, 98 Franklin, Housing Sustainability District EIR, PLUS #21, 22a-e actions. ZERO presentation by 98 Franklin Project Sponsor.
At Joint RecPark hearing, 30 Van Ness PROJECT Commission acted after 3 minutes/speaker allowed for public comment following Sponsor presentation.

5/28 hearing on 98 Franklin public testimony limited to ONE MINUTE. Sponsor made FIRST presentation on project.
COMMISSION RULES provide project presentation order. Project Sponsor after Department presentation. Before Public Comment. 5/28 was first Commission hearing on 98 Franklin Project.
DID CITY ATTORNEY ADVISE COMMISSION THAT ONE MINUTE/SPEAKER WAS SUFFICIENT FOR 98 FRANKLIN? For One South Van Ness?
Remote Meetings virtually prevent public from showing visuals, making one minute even more restrictive. Speaker unable to show what issue being raised.
Sara Ogilvie – Black lives matter, racial and social equity

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, expediters, and/or other advisors.

11. 2020-002347CWP (J. SWITZKY: (415) 575-6815)
UCSF COMPREHENSIVE PARNASSUS HEIGHTS PLAN – **Informational Presentation** by the University of California San Francisco (UCSF) on their draft Comprehensive Parnassus Heights Plan ("CPHP"), published in October 2019, to guide changes and investment for the next 30 years at the Parnassus Heights campus, the oldest and largest campus in the UCSF system. The CPHP would accommodate up to approximately 2.05 million gross square feet of net new development at the 107-acre Parnassus campus, including approximately 750 housing units and approximately 1.15 million square feet of new clinical and research space, along with improvements in open spaces, circulation and support facilities. A Draft EIR is scheduled for publication by UCSF in June and approval will be sought by the UC Regents in November 2020.
Preliminary Recommendation: None – Informational

SPEAKERS: = Joshua Switzky – Staff presentation
+ Francesca Vega – Project presentation
+ Brian Newman – Project presentation
- Scott Jacobs – Impact to green space
- Tes Welborn – Transportation and traffic
- Speaker – Bird species
- Richard Drury – Too large of a project
+ Alicia – Support
+ Kimberly – Support
+ Core Smith – Regional housing balance
+ Martha – Support
- Renee Curran – Partnership with the community
- Speaker – Master plan
+ Andrea – Support new housing
+ Tamara Allison – Support
- Anastasia Yovanopolous – Size increase
- Cynthia Travis – Not transparent
+ Theo Gordon – Financial interest, need more housing

+ Sara Ogilvie – Exceptional world class care
- Mario – Size of project
+ Kenneth Russell – Support
- Ozzie Rohm – For profit enterprise
+ Caleb Carico – Support new housing
- Lisa – Inconsistent, slowdown their project
+ Emily Abraham – Support
+ Donald – Continue to be a world leader
- Audrey – Out of scale
- Calvin Welch – Impacts to housing and transit
- Stephanie Peek – Out of scale, neighbors need to be heard
+ Kevin Hart – Support
+ Speaker – Support
- Jeff Cole – Transportation impacts, scale of expansion

ACTION: Reviewed and Commented

12. 2018-015790CUA (S. YOUNG: (415) 558-6346)
342 22ND AVENUE – east side between Clement Street and Geary Boulevard; Lot 034 in Assessor's Block 1453 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing two-story, two-unit residential building and construct a new four-story four-unit residential building within a RM-1 (Residential, Mixed, Low Density) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Elizabeth Gordon-Jonckheer – Staff report
+ Paul Beamer – Project presentation
+ Theo Gordon – Support
ACTION: Approved with Conditions
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Johnson
MOTION: 20737

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expediters, and/or other advisors.

13. 2019-014211DRP (M. CHRISTENSEN: (415) 575-8742)
667 MISSISSIPPI STREET – east side of Mississippi Street, between 20th and 22nd Streets; Lot 029 in Assessor's Block 4103 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2019.0717.6109 which proposes to establish a new, 1,016 square foot Cannabis Retail use, including an on-site smoking and vaporizing room, within an existing non-storefront cannabis production facility within a MUR (Mixed-Use Residential) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval

Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
Preliminary Recommendation: Take Discretionary Review and Approve with Conditions
(Continued from Regular hearing on May 21, 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. On May 21, 2020, without hearing, continued to June 4, 2020 by a vote of +6 -0.

SPEAKERS: = Michael Christensen – Staff report
+ Angel Davis – Project presentation
+ Michael Holmes – Project presentation
- Albert Lee – DR presentation
- Speaker – Neighborhood serving retail use
- Emily Wang – Opposed
- Speaker – Need other kinds of business
+ Charlotte Randolph – Support
- Mary Taylor – Extraordinary and exceptional
- Speaker – Children in the neighborhood
- Speaker – Family and kids, safety concern
- Don Henry – Opposed, traffic and parking
- Mary – Not the right location
- Speaker – Doesn't meet the needs of the community
- Renee Shaw – Study dispensaries in California
+ Roberto – Support
- Speaker – Oppose
- Emily Nutting – Residential
- Speaker – Email
= Rich Sucre – Response to questions
ACTION: Took DR and Approved with Conditions amended by Staff
AYES: Chan, Diamond, Fung, Koppel, Moore
ABSENT: Johnson
RECUSED: Imperial
DRA: 696

14. 2019-014251DRP-02 (M. DITO: (415) 575-9164)
2001 CHESTNUT STREET – corner of Fillmore Street; Lot 001 in Assessor's Block 0491 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2019.0717.6081 for the addition of a nighttime entertainment use to an existing restaurant (d.b.a. The Dorian). The nighttime entertainment use would permit a Place of Entertainment permit to be issued for cabaret performances and other live music within a NC-2 (Neighborhood, Commercial, Small Scale) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular hearing on April 23, 2020)

Note: On February 13, 2020, after hearing and closing public comment, continued to March 12, 2020 by a vote of +6 -0 (Richards absent). On March 12, 2020, without hearing, continued to March 19, 2020. On March 19, 2020, without hearing, continued to March 26, 2020. On March 26, 2020, without hearing, continued to April 9, 2020. 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 June 4, 2020 by a vote of +6 -0.

SPEAKERS: = Matt Dito – Staff report
+ Benson Wang – Project presentation
- Vicky Dum – DR presentation
- Marcia Laviolette – Oppose
+ Jack – Asset to the community
+ Jeremy Linden – Support
- Brad Taylor – Problems
+ Theo Gordon - Support
ACTION: Took DR and Approved with a condition for a Community Liaison
AYES: Chan, Diamond, Imperial, Koppel, Moore
NAYS: Fung
ABSENT: Johnson
DRA: 697

15. 2019-020151DRP-02 (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
(Continued from Regular hearing on May 21, 2020)

SPEAKERS: = David Winslow – Staff report
- Robin Joy – DR 1 presentation
- Charles Martin – DR 2 presentation
+ Speaker – Project presentation
- Georgia Schuttish – Support DR
+ Theo Gordon – Issue doesn't matter
ACTION: Took DR and Approved with Staff modifications
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Johnson
DRA: 698

16a. 2019-016969DRM (D. WEISSGLASS: (415) 575-9177)
4326-4336 IRVING STREET – on north side of Irving Street between 44th Avenue and 45th Avenue, Lot 071 of Assessor's Block 1706 (District 4) – Request for a **Mandatory Discretionary Review**, pursuant to Planning Code Section 311 to construct a one-story vertical addition to the existing three-story residential building within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. Five ADUs (Accessory

Dwelling Units) were previously approved at the ground story per permit no. 201811166157, resulting in 17 approved dwelling units at the property. Environmental review is not required for the Planning Commission to disapprove the project.
Preliminary Recommendation: Take Discretionary Review and Approve with Modifications

SPEAKERS: = David Weissglass – Staff report
+ Speaker – Project presentation
+ Roger Romero – Support
+ Tucker Cunningham – Support
+ Diana – Decline variance
- Speaker – No to 4th floor level
- Speaker – Beginning to change the character neighborhood
+ Roxy McGuire – Support
+ Marti Murphy – Change character of neighborhood in a good way
+ Theo Gordon – Reconsider priorities
+ Mike Chen – Support affordable housing
- Tim Figlio – Not affordable housing
- Frannie – Oppose the 4th story addition
+ Sara Ogilvie – Hear diverse voices
+ Nate Olsen – Multiple large rent control units
- Nigel – Reject project
- Speaker – Oppose 4th floor, not affordable housing
- Patricia Lee – Adopt previous proposal
+ Jeremy Linden – Support
- Speaker – Opposed to variance
- Eileen Boken – Opposed to variance and 4th floor
- Sandy Lee – Overbuilt
+ Kenneth Russell – Support
- Larry – Parking
- Sandy Chen – Parking problem
- Speaker – Oppose 4th floor, too large
+ Yonathan Randolph – More housing brings down housing costs
- Greg Miller – Not family housing
= Corey Teague – Zoning variance

ACTION: After hearing and closing public comment; Continued to June 25, 2020
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Johnson

16b. 2019-016969VAR (D. WEISSGLASS: (415) 575-9177)
4326-4336 IRVING STREET – on north side of Irving Street between 44th Avenue and 45th Avenue, Lot 071 of Assessor's Block 1706 (District 4) – Request for a **Variance** from the Zoning Administrator, pursuant to Planning Code Section 140 to construct a one-story vertical addition to the existing three-story residential building within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. Two of the existing dwelling units face an open area of less than 25 feet in every horizontal dimension and are therefore legally nonconforming to the dwelling unit exposure requirement. The proposed vertical addition will intensify noncompliance for these two units. Therefore, a variance is required.

SPEAKERS: Same as item 16b.
ACTION: After hearing and closing public comment; ZA Continued to June 25, 2020

18a. 2017-009796DRP (D. WINSLOW: (415) 575-9159)
1088 HOWARD STREET – between 7th 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
(Continued from Regular hearing on May 21, 2020)

SPEAKERS: = David Winslow – Staff report
- Julian Castaneda – DR presentation
+ Mark Loper – Project presentation
- Eric – Take a step back
- Speaker – Tiny, unlivable
- Speaker – Luxury vs. affordable housing
- Angelica Cabande – Family zone
+ Allan Martinez – Close to public transit, build more
+ Speaker – Vacant, under utilized
- Javier – Safety issue
+ Adelaida Mejia – Support
+ Theo Gordon – Support
+ Speaker – Support
+ Nicholas Sander – Support
- Ronald – Oppose, luxury condo
+ Speaker – Shortage of homes
+ Sara Ogilvie – More housing is good
- Speaker – Property design, sewer issues

ACTION: Took DR and Approved with a one-foot separation.
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Johnson
DRA: 699

18b. 2017-009796VAR (D. WINSLOW: (415) 575-9159)
1088 HOWARD STREET – between 7th 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.
(Continued from Regular hearing on May 21, 2020)

SPEAKERS: Same as item 18a.
ACTION: ZA Closed the PH and indicated an intent to Grant

ADJOURNMENT 8:11 PM IN HONOR OF GEORGE FLOYD
ADOPTED JUNE 18, 2020