

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Remote Hearing
via video and teleconferencing

Thursday, June 11, 2020
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:03 PM

STAFF IN ATTENDANCE: Aaron Starr, Mat Snyder, Linda Hoagland, Carli Grob, Rich Sucre, Andrew Perry, Cathleen Campbell, Monica Giacomucci, David Winslow, Miriam Chion, Debra Landis, Tom DiSanto, 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. [2018-012065CUA](#) (L. HOAGLAND: (415) 575-6823)
5500 MISSION STREET – northwest corner of Mission Street and Foote Avenue; Lots 001G, 001H, 001I and 036 in Assessor's Block 7066 (District 11) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2 and 303 to demolish an existing 2,750 square foot industrial building and new construction of a four-story, 40-ft tall, mixed-use building with a 72 bed residential care facility for the elderly, 8 group housing

rooms (11 beds) and one manager's unit and 888 square feet of ground floor commercial in the Excelsior Outer Mission Street (NCD) Neighborhood Commercial Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on April 30, 2020)

(Proposed for Continuance to June 25, 2020)

SPEAKERS: None

ACTION: Continued to June 25, 2020

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

- 1b. [2018-012065VAR](#) (L. HOAGLAND: (415) 575-6823)
5500 MISSION STREET – northwest corner of Mission Street and Foote Avenue; Lots 001G, 001H, 001I and 036 in Assessor's Block 7066 (District 11) – Request for a **Variance** from the Zoning Administrator, pursuant to Planning Code Section 134 (Rear Yard) to construct a new four-story, 40-ft tall, mixed-use building in the Excelsior Outer Mission Street (NCD) Neighborhood Commercial Zoning District and 40-X Height and Bulk District.
 (Continued from Regular hearing on April 30, 2020)
(Proposed for Continuance to June 25, 2020)

SPEAKERS: None

ACTION: ZA Continued to June 25, 2020

2. 2019-021084CUA (C. FEENEY: (415) 575-9174)
355 BAY SHORE BOULEVARD – east side of Bay Shore Boulevard between Flower and Waterloo Streets; Lot 030 in Assessor's Block 5598 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.65, 303, and 303.1, to establish a General Grocery Formula Retail use (d.b.a. Grocery Outlet) measuring approximately 14,792 gross square feet, within a PDR-2 (Core Production, Distribution, and Repair) Zoning District, Bayshore Boulevard Home Improvement Special Use District, and 65-J 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
(Proposed for Continuance to July 16, 2020)

SPEAKERS: None

ACTION: Continued to July 16, 2020

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

3. 2018-011031DRP-03 (D. WINSLOW: (415) 575-9159)
219-223 MISSOURI STREET – between Mariposa and 18th Streets.; Lot 022 in Assessor's Block 4002 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2018.0730.5884, proposing expansion of two dwelling units; a 3-story vertical addition and the addition of two off-street parking spaces to an existing 1-story, four-family house within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

(Continued from Canceled hearing on March 19, 2020)
(Proposed for Continuance to July 16, 2020)

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

4. 2019-003900DRP (D. WINSLOW: (415) 575-9159)
1526 MASONIC AVENUE – between Upper Terrace and Java Street; Lot 039 in Assessor’s Block 2616 (District 8) – Request for **Discretionary Review** of Building Permit Application No 2019.0605.2567 for construction of a one-story, 21’ high, 735 square foot, artist cottage and dwelling unit at the rear of the property. The cottage will be located within the required rear yard and will require a variance. No exterior or interior alterations are proposed for the main house located at the front of the property 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: Take Discretionary Review and Approve with Modifications
 (Continued from Regular hearing on April 23, 2020)
Note: On January 23, 2020, after hearing and closing public comment, continued to March 5, 2020, with direction from the CPC by a vote of +6 -0 (Richards absent). On March 5, 2020, without a hearing, continued to April 23, 2020 by a vote of +6 -0. On April 23, 2020, without a hearing, continued to June 11, 2020 by a vote of +6 -0.
(Proposed for Indefinite Continuance)

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

- 13a. [2019-000013CUA](#) (C. CAMPBELL: (415) 575-8732)
552-554 HILL STREET – north side of Hill Street, between Noe and Castro Streets; Lot 065 in Assessor’s Block 3622 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317, to legalize the merger of two Residential Flats and the unauthorized removal and relocation of one dwelling unit to basement level within a RH-2 (residential- house, two family) Zoning District with 40-X Height and Bulk designation. The proposed project would also legalize an unauthorized rear building and deck expansion. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Disapprove
 (Continued from Regular hearing on April 30, 2020)

SPEAKERS: Ryan Patterson – Request continuance due to emergency
 ACTION: Continued to July 9, 2020
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 13b. [2019-000013VAR](#) (C. CAMPBELL: (415) 575-8732)
552-554 HILL STREET – north side of Hill Street, between Noe and Castro Streets; Lot 065 in Assessor’s Block 3622 (District 8) – Request for **Variance** from the Zoning Administrator to legalize the unauthorized removal & relocation of one dwelling unit to basement level, the

horizontal building and deck expansion on an existing two-dwelling unit building. The existing building is non-conforming, and the unauthorized rear building and deck additions encroach approximately 11 feet 4 inches into the required rear yard and result in a rear yard of 28 feet 6 inches. Planning Code Section 134 requires the subject property to maintain a rear yard of 39 feet 10 inches. Therefore, a rear yard variance is required. Planning Code Section 140 requires each dwelling unit to face on an open area meeting minimum dimensions. The relocated dwelling unit does not meet the minimum requirements. Therefore, an exposure variance is required. Planning Code Section 135 requires the subject project to provide 166 square feet of common usable open space for each dwelling unit. The relocated dwelling unit would not comply with the open space requirement. Therefore, an open space variance is required. The subject property is located within a RH-2 (Residential House, Two Family) Zoning District and 40-X Height and Bulk District.

(Continued from Regular hearing on April 30, 2020)

SPEAKERS: Same as item 13a.

ACTION: ZA Continued to July 9, 2020

15. [2018-012648CUA](#) (J. HORN: (415) 575-6925)
[2001 37TH AVENUE](#) – northeast side of 39th Avenue and Rivera Street; Lot 006 in Assessor's Block 2094 (District 4) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 304 to amend an existing Planned Unit Development (PUD) for St. Ignatius College Preparatory to allow the construction of a lighting system at the J.B. Murphy Field athletic stadium for weekday and weekend evening use and to install a Verizon Wireless macro wireless telecommunications services (WTS) facility. The project will construct four 90-foot tall light standards and the WTS facility and ancillary equipment will be attached to the northwest standard. Under the PUD, the project is seeking an exception to rear yard (Planning Code Section 134) requirements. The subject property is located within a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on May 14, 2020)

SPEAKERS: None

ACTION: Continued to July 23, 2020

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

- 18a. [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 June 4, 2020)

SPEAKERS: None
ACTION: Withdrawn

- 18b. [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.
(Continued from Regular hearing on June 4, 2020)

SPEAKERS: None
ACTION: ZA Continued to June 24, 2020

B. COMMISSION MATTERS

5. Consideration of Adoption:
 - [Draft Minutes for May 28, 2020](#)

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

6. Commission Comments/Questions

Commissioner Johnson:

Thank you. I was not present last week, and I am grateful to my fellow commissioners and the director for all of your comments last week. As a person of color and a black person, we're often called to do the work, while experiencing trauma. And I feel grateful that I was

both able to do some work that is before you as the next item and also take good care. I want to take this opportunity to use this platform to talk a little bit about my experience. The experience of black people and the role and opportunity of Planning in addressing the issues that are in every city in America right now. I want to start by telling a personal story. A couple of years ago, I was walking home at night. I live in the Inner Richmond and I was walking through Pacific Heights. And I noticed that I was being followed by a man and he followed me for several blocks. I felt fear for my life, both as a woman and as a black person, recalling the murder of Trayvon Martin. I got the courage to turn around and ask him "are you following me?" And his words to me were "what are you doing here, what are you doing in my neighborhood?". I'm going to pause to let whoever is not on mute mute and then also to continue. That is not an isolated incident. That is -- I've had interactions like that my entire life, as have my parents, as have my friends, of being told where we do and don't belong. And the reason why that person felt so bold to tell that to me, is because he knows the unsaid rules of living in cities. He knows the unspoken rules, that even in culturally liberal or progressive cities, our cities are deeply segregated. And that we have hard-coded systems in place that have oppressed and dispossessed people of opportunity, of intergenerational wealth, of the ability to feel safe and live lives of self-determination and freedom in our lives. And San Francisco is no exception to that. He felt that boldness because he knew that he had the backing of generations of laws and of government to be able to make a statement like that. I tell you that because the only reason I escaped with my life, is because he didn't have -- he didn't call the police or have a gun. And also because I think it is at the intersection of where planning and policy and government and racism and our lived experience meets.

So, I want to say that the uprising and civil unrest that we are experiencing in cities across America are, yes, in a response to both police brutality and misconduct, but they are also about generations of trauma inflicted through systems of white supremacy. It is a call not only to address police brutality and misconduct but to dismantle any institution that refuses to be responsible and accountable to its history, to the ways in which it is still inflicting harm and to black lives and communities of color, not just through words, but through our actions.

As we are going to spell out in our resolution today, there is documented and empirical data of generations of oppressions and dispossessions that were intentional, that moved from explicit to implicit and complicit. And that the tools of Planning have been used to segregate, displace, dispose and dispossess. As a government entity, this is part of the platform that we have inherited and are standing on. And unless all of us are gathered -- who are gathered to plan for this city, all of us who are tuning in to this call, all of us that are in the ecosystem of Planning, as commissioners, as planners, as project sponsors, as neighborhood organizations and community organizations. Unless we do the work, one, to understand name, apologize, claim our role in and address that history. Unless we are able to name the harm that is currently being inflicted, and unless we are committed to doing our own work on our internalized antiblack racism, unless we are committed to working on turning the tools of planning into tools of antiracist liberation, and then we are not answering the call of our time. Antiracist work starts with the self, it is deeply uncomfortable. It is deep and it is long lifelong work for white people and for people of color. I hear a lot -- people use the word "equity" a lot, but it starts with the self and take doing the work to understand what it really means. I encourage anyone who is listening on this call or might listen to this recording later to read the books "White Fragility, How To Be Antiracist and White Supremacy and Me." From not so far place that moves into our spirits of influence. Looking at who you are hiring, who you are contracting with, what your

neighborhoods look like. How are you supporting the leadership of black and indigenous people and communities of color? How are we demand-- what are we demanding of power and how are we holding ourselves accountable? There is an evergreen post written by an author I really appreciate named Vu Le. He writes a lot about the non-profit and philanthropic centers. And he wrote a post in 2014 that called "Equity: The New Coconut Water." It's hilarious and important read, but it is also deeply troubling and sad that three or four years later, what he wrote, is still true. That it sounds good and everybody wants to use it, and everybody – it is refreshing to say, but true equity requires us not just to throw around the word, but to reevaluate our beliefs, our practices, and our definitions. It requires us to do the self-work of exploring how not just not to be racist but how to actively be anti-racist. It requires us to look at our boards, our staffs, our organization composition and leadership, our hiring practices, where we are putting our funding and our funding allocation; looking at who is at the table and who set the table to begin with. It requires us to fundamentally change our ways of doing things.

As Planning, in this moment we have the profound responsibility and I'm so grateful that we have the opportunity right now to make change in a meaningful way. So many of the sentiments of these words here are encapsulated in the resolution that we will all discuss a little bit later, so I will save more comments for that, but I appreciate all of your consideration, those of you who have, you know, added inputs to it. And your thoughts and comments going forward about how we can move, as a body, as an entity, and as a community in a meaningful way to make change. I just want to end by thanking some folks and I will thank some other folks later. I want to thank some Planning staff, Claudia, Miriam, Andy, Wade, all of the facilitators who brought the Planning staff together last Wednesday to have internal conversations about how we move and how we set up structures and resources to make meaningful change. I just want to end by saying black lives matter. Thank you.

Commissioner Moore:

Commissioner Johnson, thank you for what you just said so eloquently and with so much depth. It will make it so much easier to agree on the resolution and perhaps add and enhance. Thank you so much.

Commissioner Johnson:

Thank you.

President Koppel:

I as well am thrilled to support the resolution. Super proud of you. Super proud of us. This is a huge moment for the Commission, the Department and our city. So, we wanted to give a mention to one of my bosses, our first African American Mayor, London Breed and thank her personally from the Commission, from our Department for all of her leadership through all of these very, very tough times.

7. [2016-003351CWP](#) (M CHION: (415) 575-9124)
RESOLUTION CENTERING THE PLANNING DEPARTMENT'S WORK PROGRAM AND RESOURCE ALLOCATION ON RACIAL AND SOCIAL EQUITY – Adoption of a Resolution centering the Planning Department's work program and resource allocation on racial and social equity; acknowledging the history of inequitable planning policies that have resulted in racial disparities; directing the Department to implement its Racial and Social Equity Action Plan; directing the Department to develop proactive strategies to address structural and

institutional racism, in collaboration with Black and Indigenous communities and Communities of Color; directing the Department to amend its hiring and promotion practices to ensure that the Department's staff reflects the diversity and demographics of the community; recommending that the Board of Supervisors condemn discriminatory government actions; and, directing the Department to build accountability through metrics and reporting.

Preliminary Recommendation: Adopt

SPEAKERS: = Miriam Chion – Staff report
 + Speaker – Support
 + Corey Smith – Judicial equity and action
 + Speaker – Homeownership, help undue damage
 + Steven Buss – Zoning process, planning process
 + Nomi – Support
 + Sonja Traus – Residential zoning, group housing
 + Laura Foote – How can we un-segregate our community
 + Theo Gordon – Racial impacts, car over people, neighborhood character
 + Tes Welborn – Provide equal access
 + Martin Munoz – High income areas
 + Corina Andrevia – Community being pushed out of the city
 + David Woo – Market rate development
 + Matthias Mormino – Support
 + Norman Garcia – Equity verse approach
 + April McGill – American Indians
 + Rev. Arnold Townsend – All communities
 + Carrie – Reparations, give land back
 + Anastasia Yovnopoulous – Displacement
 + Speaker – Decolonization
 + David – Undo discriminatory practice
 + Fernando Marti – All housing matters
 + Suzanne Cervantes – Displacements, CEQA
 + Carlos Bocanegra – Fairness and equality
 + Speaker – Postpone high rise projects
 + Rachel Lastimososa – Oversight committee
 + Mike Chen – Affordable housing, zoning
 + Kenneth Russell – Redlining, exclusionary zoning
 + Ozzie Rohm – Upzoning, building luxury housing
 + Yonathan Randolph – West side, status quo
 + Theodore Randolph – Displacement in SF
 + Speaker – Support
 + Claire – Support
 + Sara Ogilvie – Zoning
 + Speaker – All housing matters
 + Oscar Grande – Community oversight committee
 + Speaker – Support
 + Sharaya – Data
 + Charles Whitfield – Zoning, redlining map
 + Glen Zheng – Community based solutions
 + Angelica Cabande – Community amendments

- + Gabriel Medina – Community based planning
- + Lulu Frasier – Affordable housing
- + Joseph – Community amendments
- + Raquel Redondiez – Small businesses
- + John Jacobo – Support

ACTION: Adopted with Amendments
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore
 RESOLUTION: [20738](#)

C. DEPARTMENT MATTERS

8. Director's Announcements

Rich Hillis, Planning Director:

Thank you. I just want to note one thing as we got a couple questions about how long we are going to continue with our remote hearings. And obviously, thank you to Jonas and all those who put these together, we don't have a specific direction on when these will run or when we can get back to city hall for public hearings. So I imagine this is going to be or at least for the next couple months that we will be doing this, perhaps longer. We know that the format, and Jonas mentioned this at the beginning of the meeting, can at times be clunky and inefficient and we will continue to make changes to that so that it does evolve to become more user friendly especially to the public who are calling in. We will keep you updated you on that, but no definitive date on when we can resume hearings back at city hall. Thanks.

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

Aaron Starr:

This week at the Land Use Committee they considered the landmark designation for the Royal Baking Company building located at 4767 Mission Street. This ordinance was sponsored by Supervisor Safai. The HPC unanimously recommended for designation on May 6th of this year. The building is located in the Excelsior and will be the second Article 10 landmark in the neighborhood. It is significant for its association with the history of the Italian American community of San Francisco and that community's early 20th century suburban expansion into the Excelsior District. It is also significant for San Francisco's important 20th century macaroni and bread making industries and its unique commercial facade, and mix of story book and art deco architectural styles. At the Land Use and Transportation Committee, there were no comments or questions from committee members. Supervisor Safai provided a brief overview of the property's history and background on the designated building. The Committee then unanimously recommended the landmark designation to the Full Board. At the Full Board this week, the tentative map appeal for 3000 Larkin Street or 898 North Point Street was withdrawn. And Supervisor Mar's ordinance that would have extend the fee waiver for legalization of unauthorized dwelling units passed the first reading. That concludes my report.

D. GENERAL PUBLIC COMMENT

SPEAKERS: Robert Fruchtman – Residential rezoning act, EIR

Georgia Schuttish – Demo calcs
 Ozzie Rohm – Misclassification of existing structures
 George Wooding – Balboa reservoir, sell to CCSF
 Sara Ogilvie – Tenant displacement

E. 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.

10. [2019-023608CRV](#) (D. LANDIS: (415) 575-9118)
FY 2020-2022 PROPOSED BUDGET UPDATE – **Informational Presentation** – Update on the Mayor’s FY 2020-2021 and FY2021-2022 budget due to COVID-19 revenue impacts.
Preliminary Recommendation: None – Informational

SPEAKERS: = Rich Hillis – Introduction
 = Debra Landis – Budget presentation
 = Ozzie Rohm – Tenant occupied, budget for practice and procedures
 = Anastasia Yovanopolous – Staffing allocated to deal with tenants

ACTION: Reviewed and Commented

11. [2010.0515CWP](#) (M. SNYDER: (415) 575-6891)
POTRERO HOPE SF DEVELOPMENT – The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25th and 26th Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor’s Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001, 4223/ 001; 4287/076 and 007 (District 10) – Request for an **Amendment to the Design Standards and Guidelines** (DSG) document of Potrero HOPE SF Special Use District, which outlines controls, standards and guidelines specific to the Potrero HOPE SF Development Project. The proposed DSG amendment would increase the height of Block B, located on the southeast portion of the Potrero HOPE SF site, from 40 feet to 50 feet for most of Block B and up to 65 feet for limited portions of the site including the southeastern most corner of Block B, along with other minor changes. The project site is located within a RM-2 (Residential, Mixed, Moderate Density), 40/65-Height and Bulk District, and within the Potrero HOPE SF Special Use District.
Preliminary Recommendation: Approve

SPEAKERS: = Mat Snyder – Staff presentation
 + Marie Debor – Project presentation
 + Speaker – Design presentation
 - Edward Hatter – Height increase

ACTION: Approved

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

MOTION: [20739](#)

12. [2007.0604X](#) (L. HOAGLAND: (415) 575-6823)

1145 MISSION STREET – southeast side of Mission Street; Lot 168 of Assessor’s Block 3727 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to allow new construction of a six-story, 65-foot tall, mixed-use building (approximately 37,905 square feet) with 25 residential dwelling units, approximately 4,500 square feet of ground floor commercial, 9 below-grade off-street parking spaces, 1 car-share parking space, 30 Class 1 bicycle parking spaces, and 2 Class 2 bicycle parking spaces on a vacant lot. The Project includes a dwelling-unit mix consisting of 15 one-bedroom units and 10 two-bedroom units. The project site is located within a MUO (Mixed-Use Office) Zoning District and 65-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: = Linda Ajello- Hoagland – Staff report
 + Darren Lee – Project presentation
 + Franco Zaragosa – Design presentation
 + Patrick Cheng – Lot line
 + Speaker – Overshadowing
 - David Woo – Culture district, 12% affordable housing
 - Theo Gordon – Zoning
 - Carlos Bocanegra – Not made for children
 - Anastasia Yovanopolous – Not the right project
 - Robert Buckman – Unacceptable
 - Sara Ogilvie – Zoning inequities
 - Speaker – Aesthetics and air quality, height
 = Carli Grob – Response to questions
 = Rich Hillis – Response to questions
 + Speaker – Response to questions
 = Rich Sucre – Response to questions

ACTION: After hearing and closing public comment; Continued to July 9, 2020

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

14a. [2019-001455CUA](#) (C. CAMPBELL: (415) 575-8732)

1750 WAWONA STREET – north side of Wawona Street between 25th and 30th Avenues, Lot 011 in Assessor’s Block 2468 (District 4) – Request a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 317 to allow the tantamount to demolition of an existing two-story single-family dwelling and legalize work exceeded beyond the scope approved under permit 2017.0712.1692 to construct a horizontal addition within a RH-1 (Residential House, Single-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

SPEAKERS: = Cathleen Campbell – Staff report
 + Speaker – Project presentation
 + Yonathan Randolph – Abolish tantamount to demolition
 = Corey Teague – Response to questions

ACTION: Approved with Conditions

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

MOTION: [20740](#)

- 14b. [2019-001455VAR](#) (C. CAMPBELL: (415) 575-8732)
1750 WAWONA STREET – north side of Wawona Street between 25th and 30th Avenues, Lot 011 in Assessor’s Block 2468 (District 4) – Request for **Variance** from the Zoning Administrator, pursuant to Planning Code Sections 134. The project is to allow the tantamount to demolition of an existing two-story single-family dwelling and legalize work exceeded beyond the scope approved under permit 2017.0712.1692 to construct a horizontal addition within the required rear yard. Planning Code Section 134 requires the subject property to maintain a rear yard of approximately 43 feet 5 Inches. The unauthorized rear building addition encroaches approximately 4 feet 2 inches into the required rear yard and result in a rear yard of 39 feet 2 inches. Therefore, the project requires a variance. The subject property is located within a RH-1 (Residential House, Single-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 14a.

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

- 16a. [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.

Preliminary Recommendation: Adopt CEQA Findings

(Continued from Regular hearing on June 4, 2020)

SPEAKERS: = Andrew Perry – Staff presentation
 + Adam Tartakovsky – Project presentation
 + Angela Woo – Design presentation
 - Anastasia Yovanopolous – Commitment to equity
 - Jason Henderson – Luxury parking
 + Theo Gordon – Housing trust fund

- + Jordan Langer – Clean up block
- + Tim Paulsen – Support
- + Corey Smith – Support
- Carlos Bocanegra – Equity rate
- + Tracy Everline – Vibrant and safe
- Glen Tse – Endorse equitable
- + Sara Ogilvie – Support

ACTION: Adopted Findings
 AYES: Chan, Diamond, Fung, Johnson, Koppel, Moore
 NAYS: Imperial
 MOTION: [20741](#)

- 16b. [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.
Preliminary Recommendation: Adopt Shadow Findings
 (Continued from Regular hearing on June 4, 2020)

SPEAKERS: Same as item 16a.
 ACTION: Adopted Findings
 AYES: Chan, Diamond, Fung, Johnson, Koppel
 NAYS: Imperial, Moore
 MOTION: [20742](#)

- 16c. [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.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on June 4, 2020)

SPEAKERS: Same as item 16a.
 ACTION: Approved with Conditions
 AYES: Chan, Diamond, Fung, Johnson, Koppel, Moore
 NAYS: Imperial
 MOTION: [20743](#)

- 16d. [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.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on June 4, 2020)

SPEAKERS: Same as item 16a.
 ACTION: Approved with Conditions
 AYES: Chan, Diamond, Fung, Johnson, Koppel, Moore
 NAYS: Imperial
 MOTION: [20744](#)

- 16e. [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.
 (Continued from Regular hearing on June 4, 2020)

SPEAKERS: Same as item 16a.
 ACTION: ZA Closed the PH and indicated an intent to Grant

F. DISCRETIONARY REVIEW CALENDAR

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

17. [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. 2019.1112.7026 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
(Continued from Regular hearing on June 4, 2020)

SPEAKERS: = Monica Giacomucci – Staff report
 - Donald Martino Capozzi – DR presentation
 + Steven Williams – Project presentation
 + Jordan Ling – Support
 + Steven Buss – Support
 - Ana Mendoza – Approve DR
 + Sam Lau – Support
 + Joey Muccia – Support
 - Mike Kwok – Approve DR
 + Speaker – Support
 - Anabelle Lee – Approve DR
 + Kimberly – Support
 + Kristie – Support
 + John – Support
 - Michelle Gong – Approve DR
 + Speaker – Support
 - Renee Dolcino – Approve DR
 - Tyson Lee – Approve DR
 - Michela – Approve DR
 - Speaker – Approve DR
 - Michael Rourke – Approve DR
 + Alan – Support
 + Mike Chen – Support
 + Carmen – Support
 - Ina Simortano – Approve DR
 + Robert Fruchtman – Support
 - Marisa Chang – Approve DR
 - Speaker – Approve DR
 + Speaker – Support
 + Mike Sizemore – Support
 - John – Approve DR
 + Speaker – Support
 + George Chan – Support
 - JP – Approve DR
 + Shirley – Support
 - Lisa Aguilar – Approve DR
 - Kelly – Approve DR
 + Suzanne Nguyen – Support

+ Eva – Support
 + Sharky Laguana – Support
 + Sara Ogilvie – Support
 + Speaker – Support
 + Kevin Sullivan – Support
 + Speaker – Support
 - Robin Park – Approve DR
 - Tom – Approve DR
 + Amy Lew – Support
 + James – Support
 - Albert – Approve DR
 + Alex – Support
 + Speaker – Support
 + Speaker – Support
 + Krystal – Support
 - Helen Yu – Approve DR
 - Walter – Approve DR
 + Speaker – Support
 - Renee Flores – Approve DR
 + Speaker – Support
 + Speaker – Support
 + Ken – Support
 - Jana – Approve DR
 + Speaker – Support
 + Borock – Support
 + Vickie Tsang – Support
 + Thomas – Support
 - Speaker – Approve DR
 + Speaker – Support
 - Speaker – Approve DR

ACTION: Did NOT Take DR, Approved as Proposed

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

DRA: [700](#)

19. [2017-013959DRP](#) (D. WINSLOW: (415) 575-9159)
178 SEACLIFF AVENUE – between 26th and 27th Avenues; 017 in Assessor's Block 1306 (District 2) – Request for **Discretionary Review** of Building Permit 2017.1023.1990 to demolish an existing single-family residence with a detached garage and construct a new three-story over basement single family residence with a two-car garage at the basement level within a RH-1(D) (Residential House, One-Family-Detached) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
 (Continued from Regular hearing on April 30, 2020)

SPEAKERS: = David Winslow – Staff report
 + Speaker – Project presentation
 - Speaker – Approve DR
 - Mike Chen – Disapprove DR

- = Theo Gordon – Up-zone westside
- = Joel – Affordable housing
- Speaker – Refer to slides
- = Sara Ogilvie – Elitism, exclusionary zoning
- Terrence Marseille – Not well designed, scale and elevation
- Speaker – Historic district
- Theodore Randolph – CEQA
- Frederic Knapp – DR presentation
- + Christina Dikas – Project sponsor rebuttal

ACTION: Did NOT Take DR, Approved as Proposed
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore
 DRA: [701](#)

20. [2020-001090DRP](#) (D. WINSLOW: (415) 575-9159)
3627 ORTEGA STREET – between 43rd and 44th Avenues; Lot 052 in Assessor’s Block 2091 (District 4) – Request for **Discretionary Review** of Building Permit 2019.1220.0144 to legalize a rear horizontal expansion completed without the benefit of a building permit. The expansion was a horizontal expansion at the rear as well as lateral expansions. This is a revision to permit no. 2018.1002.2005 which legalized a 2nd dwelling unit on the property per Ordinance 43-14 to an existing 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

SPEAKERS: = David Winslow – Staff report
 - Jordan Kwan – DR presentation
 + Veronica Welch – Project presentation
 ACTION: Did NOT Take DR, Approved as Proposed
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore
 DRA: [702](#)

ADJOURNMENT 10:21 PM
 ADOPTED JUNE 25, 2020