

SAN FRANCISCO PLANNING COMMISSION



**Thursday, September 3, 2020
1:00 p.m.
Regular Meeting**

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

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

STAFF IN ATTENDANCE: Aaron Starr, Carolyn Fahey, Ashley Lindsay, Claire Feeney, Claudine Asbagh, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

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

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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

1. 2019-016388CUA (J. HORN: (628) 652-7366)
1760 OCEAN AVENUE – located on the northeast side of the intersection of Ocean Avenue and Dorado Terrace Street; Lot 195 in Assessor’s Block 3283 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 755, to establish an Out-Patient Dialysis Center (DBA Fresenius Kidney Care), Health Services (Retail Sales and Service) use within a currently vacant 15,300 square foot tenant space

most recently used as an Formula Retail Pharmacy Use (dba CVS). The subject property is located within the Ocean Avenue Neighborhood Commercial Transit (NCT) District, Balboa Park Area Plan and 45-X Height and Bulk District. There will be no expansion or exterior modification of the existing building and the project proposes to operate from 5:00 am to 10:30 pm on Monday through Saturday. 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 July 23, 2020)

(Proposed for Continuance to September 17, 2020)

SPEAKERS: None
 ACTION: Continued to September 17, 2020
 AYES: Chan, Diamond, Fung, Imperial, Moore
 ABSENT: Koppel

2. 2020-002571CUA (C. FEENEY: (628) 652-7313)
3140 16TH STREET – north side of 16th Street between Albion and Valencia Streets, Lot 018 of Assessor's Block 3555 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303 and 762 to establish a Design Professional use within an existing 20,400 square-foot warehouse in the Valencia Street (NCT) Zoning District and 55-X Height and Bulk District. The warehouse was previously used for Automotive Services. The interior of the building will be subdivided into four tenant spaces and exterior work includes new doorways, changing signage, façade maintenance and repairs. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
(Proposed for Continuance to September 17, 2020)

SPEAKERS: None
 ACTION: Continued to September 17, 2020
 AYES: Chan, Diamond, Fung, Imperial, Moore
 ABSENT: Koppel

- 3a. 2019-000494DNX (N. FOSTER: (628) 652-7330)
555 HOWARD STREET – south side of Howard Street between 1st and 2nd Streets; Lots 086, 107, and 110 in Assessor's Block 3736 (District 6) – Request for **Downtown Project Authorization** pursuant to Planning Code Sections 210.2 and 309 to permit a project greater than 50,000 square feet of floor area within a C-3 Zoning District with exceptions for street wall base (Section 132.1(c)); tower separation (Section 132.1(d)); reduction of ground-level wind currents in C-3 Zoning Districts (Section 148); off-street tour bus loading (Section 162); upper tower extensions (Section 263.9); and bulk controls (Section 270). The proposed project ("Project") includes demolition of three, existing buildings containing non-residential uses and construction of a new 35-story building reaching a roof height up to 385 feet tall (approximately 419 feet tall inclusive of elevator overrun and rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 381,000 gross square feet (gsf) of hotel uses and approximately 7,800 gsf of privately-owned public open space (POPOS) located on the rooftop (level 36). The hotel would include 401 tourist hotel guest rooms, and several accessory hotel uses that would be open to the public, including a full-service restaurant and bar on the ground floor and a

sky bar/lounge located on level 35. The hotel would include approximately 15,000 gsf of function/meeting space including pre-function and function spaces, and a range of conference room sizes to accommodate events of varying sizes. Fitness facilities for use by hotel guests, including a pool, spa, and exercise room, would be located on level 6. The Project includes 3 off-street loading spaces, 16 Class 1 and 10 Class 2 bicycle parking spaces, with no off-street parking provided. The subject property is located within a C-3-O (SD) Zoning District and 350-S 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 September 17, 2020)

SPEAKERS: None
 ACTION: Continued to September 17, 2020
 AYES: Chan, Diamond, Fung, Imperial, Moore
 ABSENT: Koppel

- 3b. 2019-000494CUA (N. FOSTER: (628) 652-7330)
555 HOWARD STREET – south side of Howard Street between 1st and 2nd Streets; Lots 086, 107, and 110 in Assessor’s Block 3736 (District 6) – Request for **Conditional Use Authorization** to permit a hotel use (Sections 210.2 and 303(g)). The proposed project (“Project”) includes demolition of three, existing buildings containing non-residential uses and construction of a new 35-story building reaching a roof height up to 385 feet tall (approximately 419 feet tall inclusive of elevator overrun and rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 381,000 gross square feet (gsf) of hotel uses and approximately 7,800 gsf of privately-owned public open space (POPOS) located on the rooftop (level 36). The hotel would include 401 tourist hotel guest rooms, and several accessory hotel uses that would be open to the public, including a full-service restaurant and bar on the ground floor and a sky bar/lounge located on level 35. The hotel would include approximately 15,000 gsf of function/meeting space including pre-function and function spaces, and a range of conference room sizes to accommodate events of varying sizes. Fitness facilities for use by hotel guests, including a pool, spa, and exercise room, would be located on level 6. The Project includes 3 off-street loading spaces, 16 Class 1 and 10 Class 2 bicycle parking spaces, with no off-street parking provided. The subject property is located within a C-3-O (SD) Zoning District and 350-S 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 September 17, 2020)

SPEAKERS: None
 ACTION: Continued to September 17, 2020
 AYES: Chan, Diamond, Fung, Imperial, Moore
 ABSENT: Koppel

- 3c. 2019-000494VAR (N. FOSTER: (628) 652-7330)
555 HOWARD STREET – south side of Howard Street between 1st and 2nd Streets; Lots 086, 107, and 110 in Assessor’s Block 3736 (District 6) – 1) Request for **Variance** to permit relief

from the strict limits of the Planning Code related to off-street loading entrances (Section 155(s)(4)(A)) and location of Class 1 bicycle parking (Section 155.1(b)(1)); and 2) Request for Height Exemption for the elevator penthouse to accommodate the elevator overrun (Section 260(b)(1)(B)). The proposed project ("Project") includes demolition of three, existing buildings containing non-residential uses and construction of a new 35-story building reaching a roof height up to 385 feet tall (approximately 419 feet tall inclusive of elevator overrun and rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 381,000 gross square feet (gsf) of hotel uses and approximately 7,800 gsf of privately-owned public open space (POPOS) located on the rooftop (level 36). The hotel would include 401 tourist hotel guest rooms, and several accessory hotel uses that would be open to the public, including a full-service restaurant and bar on the ground floor and a sky bar/lounge located on level 35. The hotel would include approximately 15,000 gsf of function/meeting space including pre-function and function spaces, and a range of conference room sizes to accommodate events of varying sizes. Fitness facilities for use by hotel guests, including a pool, spa, and exercise room, would be located on level 6. The Project includes 3 off-street loading spaces, 16 Class 1 and 10 Class 2 bicycle parking spaces, with no off-street parking provided. The subject property is located within a C-3-O (SD) Zoning District and 350-S Height and Bulk District.

(Proposed for Continuance to September 17, 2020)

SPEAKERS: None

ACTION: Acting ZA Continued to September 17, 2020

4. 2011.1356PCA-02 (M. SNYDER: (628) 652-7460)
CENTRAL SOMA CLEAN-UP – Planning Code Amendment – Ordinance amending the Planning Code to correct typographical errors, update incorrect cross-references, and make non-substantive revisions to clarify or simplify Code language; enabling off-site usable open space to be provided at a greater distance; establishing a requirement for a POPOS Operations Strategy; clarifying lot coverage requirement for residential uses; clarifying what sides of narrow streets in Central SoMa are subject to solar plane setback and bulk reduction sky plane requirements; clarifying the geographic area in which Central SoMa Community Facilities fee revenue can be spent; and clarifying the types of infrastructure projects that are eligible for SoMa Infrastructure fee revenue; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.
(Proposed for Continuance to September 17,2020)

SPEAKERS: None

ACTION: Continued to September 17, 2020

AYES: Chan, Diamond, Fung, Imperial, Moore

ABSENT: Koppel

6. 2019-021010CUA (N. FOSTER: (628) 652-7330)
717 CALIFORNIA STREET – south side of California Street between Grant Avenue and Stockton Street; Lot 001 in Assessor's Block 0257 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.4, 303, and 810 to establish a Non-Retail Professional Services Use at a use size in excess of 5,000 gross square feet within an

existing commercial tenant space located on floors 2-4 of the subject building. The subject tenant space totals approximately 19,700 gross square feet within the three upper floors of the building and has operated as a Non-Retail Professional Service Use continuously since 2000 without benefit of Conditional Use Authorization. The Project only involves the legal establishment of use and does not propose any interior or exterior alterations. The Project Site is located within the Chinatown Community Business (CCB) Zoning District, the Chinatown Plan Area, and 50-N Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Continued to September 17, 2020
 AYES: Chan, Diamond, Fung, Imperial, Moore
 ABSENT: Koppel

12. [2019-015984CUA](#) (A. LINDSAY: (628) 652- 7360)
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
 (Continued from Regular hearing on July 23, 2020)

SPEAKERS: Speaker – need date of continuance
 Speaker – Neighbors uninformed
 Speaker – Request to postpone, inadequate public notice, health risk
 Cammy Blackstone – Project sponsor request for a 2-week continuance
 Speaker – Agree with continuance
 Speaker – Support continuance
 ACTION: Continued to September 17, 2020
 AYES: Chan, Diamond, Fung, Imperial, Moore
 ABSENT: Koppel

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

7. [2019-020048CUA](#) (N. FOSTER: (628) 652-7330)
 524 HOWARD STREET – north side of Howard Street between 1st and 2nd Streets; Lot 013 in Assessor’s Block 3721 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 156(f) and 303, to permit a two-year extension of an existing, temporary Public Parking Lot Use. The Project Site is located within a C-3-O (SD) Zoning District, Transbay C-3 Special Use District, Transit Center C-3-O (SD) Commercial Special Use District, and 450-S Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Chan, Diamond, Fung, Imperial, Moore
 ABSENT: Koppel
 MOTION: [20781](#)

C. COMMISSION MATTERS

8. Commission Comments/Questions

None

D. DEPARTMENT MATTERS

9. Director’s Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners. Just a couple of quick announcements. One, I wanted to let you know that we’re planning to calendar an informational hearing in early October to give you a presentation and data on the economic impacts of the pandemic and the City’s initial response to the Economic Recovery Task Force. And we’re hoping to have those representatives from the Controller as well as the Task Force to join us during that presentation. The hope is that this hearing will be a springboard for us to start discussing the long-term land use implications of the pandemic. I recognized that the impacts, especially the long-range impacts of the pandemic, are still being understood. But I think it is clear to all of us that the crisis will make a mark both physically and socially on the City that we should anticipate and respond to. So, I look forward to having that discussion with you.

I also wanted to let you know that the state wrapped up its legislative session recently. And after a flurry of initial bills related to Land Use and Housing, only a few made it to the governor’s desk. We’re in the midst of analyzing those and we’ll report back to you either by a memo or a hearing in the coming weeks. And that concludes my report. Thanks.

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

Aaron Starr, Legislative Manager:

Good afternoon, commissioners. Aaron Starr, Manager of Legislative Affairs. I am still here. Apparently, you need to be able to dance and sing to be on Broadway, seems you are stuck with me for the foreseeable future. Thank you very much for indulging me and my attempt to humor. I made some people laugh and apparently confused some people. There was quite a few of my colleagues if I was actually leaving the Department to perform in the musical, Hair. So, I guess the joke was a success. I don't know. It's hard to read a virtual room, but my attempt was just to pause and acknowledge the extraordinary time we're all going through right now. A lot of people are suffering, and it isn't an easy time for anyone. So, I would like to thank the Commission for your continued professionalism and dedication to your role despite it all. And also, to the Planning Department and of the City Agencies that continue to conduct the City's business during this extremely challenging time. So, thank you.

- [200673](#) Planning Code - Conversion of Certain Limited Restaurants to Restaurants - North Beach Neighborhood Commercial District. Sponsor: Peskin. Staff: Starr. Item 3

This week at the Land Use hearing the Committee considered Supervisor Peskin's ordinance that would allow certain Limited Restaurants the ability to convert to Restaurants in the North Beach SUD. Commissioner's you heard this last week and recommended approval with several amendments, mainly to make the program work as intended. You also recommended that the Supervisors consider this program in other neighborhoods of the city.

At the hearing, Supervisor Peskin amended the ordinance to reflect the recommendations you made; however, at this time no other Supervisor chose to duplicate this program. That still could happen as it moves through the Board process. As the amendments were deemed substantive, the item was continued to the next Land Use hearing, which because of the Labor Day holiday will be two-week continuance instead of one.

- [200800](#) Hearing - Appeal of Revised Final Mitigated Negative Declaration - Proposed 3516 and 3526 Folsom Street Project. Staff: Gibson. Continued to September 15
- [200883](#) Hearing - Appeal of Statutory Exemption from Environmental Review - MTA - Slow Streets, Phase 1. Staff: Gibson.

The Board did take up the CEQA appeal on MTA's Slow Streets, Phase 1, project. This project did not come from the Planning Commission, but I'm sure most of you are aware of the program. A series of streets in San Francisco have been opened up to pedestrian and cyclists, while limiting private automobiles access. This was done to provide more space for people to recreate and move around the city in a socially distant manner. There have been two phases of slow streets implemented thus far and a third phases is pending. The appellant has also filed a CEQA appeal for Phase 2.

The project received a statutory exemption under CEQA for EMERGENCY PROJECTS, which is intended for Specific actions necessary to prevent or mitigate an emergency.

The appellant contends that the CEQA determinations for the Slow Streets was in error because there was no emergency on the streets that were closed, and thus you could not

use that statutory exemption to provide more space on the streets for pedestrians and cyclists.

Planning Staff laid out a very clear case that they were responding to a declared emergency, the COVID pandemic, which requires San Franciscan's to maintain a distance of 6' from other persons and to wear a mask while in public. Given the limited width of sidewalks and lack of outdoor spaces that can accommodate such a requirement, the CEQA determination was in fact correct.

It appeared the Board didn't buy the appellants argument, and after a fairly length public comment period, it quickly voted to uphold the CEQA determination and deny the appeal.

- [200955](#) Urging the Association of Bay Area Governments in the Regional Housing Needs Allocation Process to Focus on Unmet Needs for Affordable Housing. Sponsors: Mar; Ronen. Staff: N/A. Adoption.

Finally, the Board considered Supervisor Mar's resolution urging ABAG in the RHNA allocation process to focus on unmet needs for affordable housing. Rather than asking ABAG for lower moderate and above moderate housing goals in San Francisco, the Resolution was amended by the Board to focus more on displacement of marginalized communities and prioritize increases to the region's above-moderate RHNA allocation in high resource and high opportunity jurisdictions. It also asked for ABAG to consider past over-performance in the above-moderate income category when assigning the 2022-2030 above-moderate RHNA allocations. The amendments were approved and then the Board sent the Resolution back to the Land Use Committee.

Jonas P. Ionin, Commission Secretary:

I will have a brief report for the Historic Preservation Commission that did meet yesterday. Only to note that the hearing was extremely brief. We had about a 15-minute hearing. Everything was approved under Consent.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Speaker – Inability to speak face to face with other people with hearings remotely
 Georgia Schuttish – Hope the Commission had opportunity to read emails sent on 8/26 and 8/31 regarding two Noe Valley projects and Demo Calcs as well as a third email sent on 9/3. The Sanchez/Day project sold for \$9.1 million in July (previous sale \$1.167 million in June 2015, Site Permit of under \$1 million) is emblematic of all extreme Alterations but particularly and especially egregious because the Calcs were so very close to the thresholds. It should have been a CUA. The project on Elizabeth is unfortunate because it is two currently livable flats that are off the market — unoccupied, empty — with the entitlement for sale even before the Site permit has been issued, plus it's Calcs are squishy. The Demo Calcs should have been adjusted at least once since 2009 — per Section 317 (b) (2) (D) — (and most probably twice) to comply with the intent of Section 317.

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

5. [2019-016420CND](#) (C. FAHEY: (628) 652-7367)
424-434 FRANCISCO STREET – north side of Francisco Street between Powell and Mason Streets; Lot 010 in Assessor's Block 0041 (District 3) – Request for a **Condominium Conversion** pursuant to Subdivision Code Sections 1332 and 1381 to convert three (3)-story, six (6)-dwelling unit building into residential condominiums. The project site is located within the North Beach Special Use District, the Telegraph Hill – North Beach Residential Special Use District, and the North Beach Neighborhood Commercial (NCD) Zoning District and 40-X Height and Bulk District. The proposal includes no physical change and is therefore not a project under CEQA.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on July 30, 2020)

SPEAKERS: = Carolyn Fahey – Staff report
 + Speaker – Project sponsor
 - Theresa Flandrick – Tenants displacement, converting building to TICs
 - Anastasia Yovanopolous – Eviction history, general plan
 - Ozzie Rohm – Do not approve condominium, uphold general plan
 - Lorraine Petty – Deny condo conversion
 = Austin Yang – City attorney office

ACTION: After hearing and closing public comment; Continued to September 17, 2020

AYES: Chan, Diamond, Fung, Imperial, Moore

ABSENT: Koppel

11. [2020-000620CUA](#) (A. LINDSAY: (628) 652- 7360)
5140 GEARY BOULEVARD – on north side of Geary Boulevard between 15th Avenue and 16th Avenue, Lot 049 of Assessor's Block 1447 (District 1) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 739, to install a new Macro Wireless Telecommunications Services Facility at rooftop consisting of installation of twelve (12) panel antennas as part of the AT&T Mobility Telecommunications Network. Antennas will be screened within four (4) FRP boxes, and ancillary equipment will be proposed at ground level within a proposed chain link fence enclosure. The subject property is located within the Geary Boulevard (NCD) Neighborhood Commercial 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: = Ashley Lindsay – Staff report
 + Cammy Blackstone – Project sponsor presentation
 + Derek Turner – Design presentation
 - Speaker – Resident safety concerns, building is old, noise concerns

- George Wooding – Do not grant CUA per 209.2 & 303
 ACTION: Approved with Conditions as amended by Staff
 AYES: Chan, Diamond, Fung, Imperial, Moore
 ABSENT: Koppel
 MOTION: [20782](#)

13. [2018-015652CUA](#) (C. FEENEY: (628) 652-7313)
1524 POWELL STREET – east side Powell Street between Green and Vallejo Streets, Lot 024 of Assessor's Block 0130 (District 3) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 722, and 780.3 for the legalization of an existing General Entertainment use (d.b.a PrestigeSF) within the North Beach NCD Zoning District and North Beach Special Use District and 40-X Height and Bulk District in the basement level of an existing building within the North Beach Neighborhood Commercial District and the North Beach Special Use District. PrestigeSF is a 3,391 square-foot private social club. The project is in response to Enforcement Case #2018-015652ENF and proposes no interior alterations or expansion to existing facilities. 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: = Claire Feeney – Staff report
 + Autumn Daniel – Project sponsor presentation
 + Amanda Johnson – Project sponsor presentation
 - Speaker – Unhappy neighbor
 + Arleta Morgan – Support
 + Kevin Harvey – Support, venue is exceptional
 + Phyllis Blackwell – Support, professional venue
 + Barbara Henderson – Support
 + Dr. Cedric Jackson – Support
 + Laura Watson – Support, diverse group
 + Adante Hicks – Support, friendly staff
 + Sierra – Support, parking and security is great
 + Jerome Arthur – Support
 + Speaker - Support
 + Paul – Support
 + Anderson – Support
 + Speaker – Support
 + Johnny – Support, well managed establishment
 + Anita Robertson – Support
 + Thomas Frye – Support
 - Ed Chu – Noise concerns, request to close venue early
 + Tricia Parker – Support
 + Melissa Sanchez – Support
 + Speaker – Support, safe and pleasant venue
 + Joel – Support
 - Julia Chu – Lives in the neighborhood, noise concerns
 + Speaker – Support
 + Speaker – Support
 + Arthur Burton – Support

- + Daryl – Support
- + Camille Harris – Support
- + Sean Richard – Support
- + Paul Jackson – Support
- + Tiara Williams – Support
- + Speaker – Support
- + Jane Jones – Support
- + Speaker – Support
- + Connor Johnston – Support
- + Kenneth Carter – Support, security
- + Speaker – Support
- + Ken Mitchell – Support
- + Speaker – Support
- + Ronaldo – Support
- + Speaker – Support
- + Speaker – Support, good for San Francisco
- + Anderson Hines – Support
- + Speaker – Support
- + Shelly Tatum – Support
- + Gabrielle Petri - Support
- + Leonard Colvin – Support
- + Anaya – Support, participated in toy drives and homeless feeds
- + Laronda Smith – Support
- + Kevin – Support
- + Mario St. Rose – Support
- + Vanessa Macias – Support
- + Janella Black – Support, professional and respectful
- Ann Li – Noise issue in the evenings
- + Benjamin Post – Support
- + Terrell Hernandez – Support
- + Speaker – Support
- + Chico Wells – Support
- + Jordan Michael – Support
- Donna – Resident, noise and smoke complaint, I need my sleep
- + Cary Wooldridge – Support
- Dorothy Chu – Oppose

ACTION: Approved with Conditions amended restricting amplified music after 12 am.

AYES: Chan, Diamond, Fung, Imperial, Moore

ABSENT: Koppel

MOTION: [20783](#)

ADJOURNMENT 4:04 PM
ADOPTED SEPTEMBER 17, 2020