

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Remote Hearing
via video and teleconferencing

Thursday, September 10, 2020
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:00 PM

STAFF IN ATTENDANCE: Robin Abad Obucillo, Mathew Chandler, Natalia Kwiatkowska, Michael Christensen, 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.

1. 2018-002124CUA (C. ALEXANDER: (628) 652-7334)
54 04TH STREET – located on the west side of 4th Street and between Market and Mission Streets; Lot 034 in Assessor's Block 3705 (District 13) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to allow a hotel use. The proposed project ("Project") includes a conversion of the 68 vacant residential hotel rooms (SROs) to tourist use. The subject property (Mosser Hotel) currently contains 81 residential

hotel rooms and 87 tourist hotel rooms for a total of 168 rooms within a C-3-R (Downtown-Retail) Zoning District and 160-S Height and Bulk District. 13 tenants currently reside in the 81 residential hotel rooms, with 68 of them vacant. None of the existing tenants are proposed to be evicted. The Project Sponsor proposes to satisfy the one-for-one residential room replacement required by Administrative Code Section 41.13(a)(4) and (a)(5) by paying an in-lieu fee “to a public entity or nonprofit organization, which will use the funds to construct comparable units, an amount at least equal to 80% of the cost of construction of an equal number of comparable units plus site acquisition costs.” This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Continued from Regular hearing on July 30, 2020)

(Proposed for Continuance to October 1, 2020)

SPEAKERS: None
ACTION: Continued to October 1, 2020
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel

2. 2017-007063CUA (M. CHRISTENSEN: (628) 652-7567)
518 BRANNAN STREET – northwest side of Brannan Street between 4th and 5th Streets; Lot 037 in Assessor’s Block 3777 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 249.78, 303, and 840, for a Project which proposes to convert an existing one-story automotive repair shop to a Cannabis Retail establishment within a MUG (Mixed Use - General) Zoning District, Central SoMa Special Use District, and 45-X / 65-X Height and Bulk Districts. No on-site smoking or vaporizing of cannabis products is proposed as part of the Project. 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 October 8, 2020)

SPEAKERS: None
ACTION: Continued to October 8, 2020
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel

- 3a. 2017-009964DRP (D. WINSLOW: (628) 652-7335)
526-530 LOMBARD STREET – between Fielding and Stockton Streets; 011 in Assessor’s Block 0063 (District 3) – Request for **Discretionary Review** of Building Permit 2017.0718.2272 for the new construction of a four-story, two-family dwelling within a RM-2 (Residential Mixed, Moderate 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: Do Not Take Discretionary Review and Approve

(Continued from Regular hearing on June 18, 2020)

(Proposed for Continuance to October 8, 2020)

SPEAKERS: None
ACTION: Continued to October 8, 2020
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel

- 3b. 2017-009964VAR (C. FAHEY: (628) 652-7367)
526-530 LOMBARD STREET – between Fielding and Stockton Streets, Lot 011 in Assessor's Block 0063 (District 3) – Request for **Variances** from the rear yard, residential open space, and dwelling unit exposure requirements of the Planning Code, pursuant to Sections 134, 135, and 140. The subject property is located within a RM-2 (Residential – Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.
(Continued from Regular hearing on June 18, 2020)
(Proposed for Continuance to October 8, 2020)
- SPEAKERS: None
ACTION: ZA Continued to October 8, 2020
4. 2020-006148CUA (L. AJELLO: (628) 652-7320)
2843 GEARY BOULEVARD – south side of Geary Blvd between Collins and Wood Streets; Lot 025 in Assessor's Block 1091 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 739, to establish a Cannabis Retail use with no on-site consumption in an existing 1,425 square foot ground floor commercial space within the Geary Boulevard NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. A 1-story horizontal addition at the rear of the building and minor front façade changes are proposed. 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 October 15, 2020)
- SPEAKERS: None
ACTION: Continued to October 15, 2020
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel
- 5a. 2013.0511DNX (C. ALEXANDER: (628) 652-7334)
1125 MARKET STREET – located on the south side of Market Street between 7th and 8th Streets; Lot 047, in Assessor's Block 3702 (District 6) – Request for **Downtown Project Authorization** pursuant to Planning Code Sections 210.2 and 309 to allow a project greater than 50,000 square feet of floor area within a C-3 Zoning District with exceptions for reduction of ground-level wind currents in C-3 Districts (Section 148) and reduction of sunlight on the public sidewalks (Section 146). The proposed project ("Project") includes the construction of a new 12-story mixed-use hotel and office building reaching a roof height of up to 119-feet-tall (141-feet-tall inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 111,711 square feet, with approximately 99,626 gross square feet of hotel use (180 hotel guest rooms), 9,529 gross square feet of office use (coworking space), and approximately 2,556 gross square feet of restaurant/retail uses on the ground floor. The Project also includes 2,482 gross square feet of privately-owned public open space (POPOS) within the ground floor, 9 Class 1 and 19 Class 2 bicycle parking spaces for the hotel, office, and retail uses. The subject property is located within a C-3-G Zoning District and 120-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to October 22, 2020)

SPEAKERS: None
ACTION: Continued to October 22, 2020
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel

- 5b. [2013.0511CUA](#) (C. ALEXANDER: (628) 652-7334)
1125 MARKET STREET – located on the south side of Market Street between 7th and 8th Streets; Lot 047, in Assessor's Block 3702 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to allow a hotel use. The proposed project ("Project") includes the construction of a new 12-story mixed-use hotel and office building reaching a roof height of up to 119-feet-tall (141-feet-tall inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 111,711 square feet, with approximately 99,626 gross square feet of hotel use (180 hotel guest rooms), 9,529 gross square feet of office use (coworking space), and approximately 2,556 gross square feet of restaurant/retail uses on the ground floor. The Project also includes 2,482 gross square feet of privately-owned public open space (POPOS) within the ground floor, 9 Class 1 and 19 Class 2 bicycle parking spaces for the hotel, office, and retail uses. The subject property is located within a C-3-G Zoning District and 120-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
(Proposed for Continuance to October 22, 2020)

SPEAKERS: None
ACTION: Continued to October 22, 2020
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel

12. [2016-012135CUA](#) (G. PANTOJA: (628) 652-7380)
2214 CAYUGA AVENUE AND 3101 ALEMANY BOULEVARD – between Sickles Avenue and Regent Street; Lots 001 and 034 in Assessor's Block 7146 (District 11) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317, and 710 for the demolition of an existing two-story, single family residence and the construction of four new four-story, 40-foot, residential buildings containing a total of seven dwelling units, approximately 15,196 square feet in area, and seven Class 1 bicycle parking spaces within a NC-1 (Neighborhood Commercial, Cluster) and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Continued to October 15, 2020
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel

- 13a. [2019-016047DRP](#) (D. WINSLOW: (628) 652-7335)
1350 HAYES STREET – between Broderick and Divisadero Streets; Lot 015 in Assessor's Block 1201 (District 5) – Request for **Discretionary Review** of Building Permit 2019.0826.9876 to construct a new 892 sq. ft. and 20'-4" wide by 41'-3" long two-story dwelling unit at the rear portion of the lot containing an existing single-family home 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: Take Discretionary Review and Approve

SPEAKERS: None
ACTION: Continued to October 8, 2020
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel

- 13b. [2019-016047VAR](#) (C. MAY: (628) 652-7359)
1350 HAYES STREET – north side of Hayes Street between Broderick and Divisadero Streets; Lot 015 in Assessor's Block 1201 (District 5) – Request for a **Variance** to the rear yard requirements of Planning Code Section 134 to construct a new 892 sq. ft. and 20'- 4" wide by 41'-3" long two-story dwelling unit at the rear portion of the lot containing an existing single-family home within a RM-1 (Residential Mixed-Low Density) Zoning District and 40-X Height and Bulk District. The subject property is required to maintain a rear yard of approximately 34 feet. The proposed two-story dwelling unit will encroach approximately 27 feet into the required rear yard and result in a rear yard of 7 feet.

SPEAKERS: None
ACTION: ZA Continued to October 8, 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

C. COMMISSION MATTERS

7. Consideration of Adoption:
• [Draft Minutes for August 27, 2020](#)

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

8. Commission Comments/Questions

Commissioner Imperial:

Thank you, President Koppel. As we all know, today is a very-- I think we're all feeling the anxiety as there are -- as we are looking outside our window and it is very orange outside and it really speaks the need for climate resistance or climate resilience policies that I know that the Planning Department has right now. And I'm really looking forward and hearing this in the Planning Commission sometime this year. I think we really need to prioritize this as well. And as we are looking into this, that we also need to look into the budget and the implementation. As we are looking into the housing goals, as we are looking into the RHNA goals, I understand that the Plan Bay Area 2050 looks into the housing strategies but

not so much more in terms of Climate Resilience Strategies. And I think this is a good opportunity for San Francisco to have that and to really have a comprehensive and, you know, in terms of looking into the budget and implementation as to what are the timeline for this. You know, unfortunately this kind of discussion happened five years ago or maybe more than that, but we really need to act on it. So that's one thing.

Another thing that I would like to touch on as well is in terms of community input when there are—let's say, opposition or appeals in one particular project. To allow them to have more time to present as well. For example, the one that has happened last year in the 424-434 Francisco Street. Where, you know, it has come from the public, for us in the commission to hear additional information, and didn't have enough chance to also, to do presentation. Like I would like to actually inquire more to that public member about—kind of questions about the evictions. And I would implore more for the Planning Department to really provide us information when it comes tenant history. And when we look into tenant history, not just the eviction, because there are also different forms of displacement in terms of harassment, nuisance. Also, really look into -- dig into that. And I know that 2214 Cayuga is continued as well, but there is such -- there is only one information that I only found about the tenant history in our documents. And us commissioners, we rely on the documents being presented to us. So, I would like to implore the Planning Department to do more research and information when it comes to tenants that are residing or have resided in a particular project.

And lastly, there's actually one book that I believe Commissioner Chan was also a part of, the Counterpoints: An Atlas of Displacements and Resistance. And I would also suggest other commissioners to read that in the future. I think the book will be out soon. But I will also -- for us -- and also the planners to also read into that book because it really shows the graphs of—or the history of the displacements here in San Francisco. And it will continue still, but at the same time, we need to do more pro-action in terms of our policies and in terms of like how we rate projects that are coming into us. And, there are more stories of people in there too and that's how I see when I read into the projects, is to—who are the people that lived here and who are the people going to live here. So, that's my comments as a commissioner. Thank you.

Commissioner Moore:

I wanted to briefly share with you something which I hope at some point you all will be able to see and hear about. I was able to listen to a presentation yesterday by the Planning Director of the City of Oakland. And he spoke about the History of Planning in Birmingham, Alabama. And I don't want to steal the thunder, but it was such an incredible eye-opener. How with the civil rights movements, the city structure of Birmingham became something, with enabled voice was extremely powerful. I will try to see that the Planning Director give that presentation to the Department as well as to the Commissioners. I'm not sure if we are able to manage. But it was an incredibly eye-opening and moving presentation that I hope that you all will be able to hear at some point. And I will make an attempt to make that happen. Thank you.

D. DEPARTMENT MATTERS**9. Director's Announcements****Rich Hillis, Planning Director:**

Thank you, Jonas. Thank you, Commissioners. And Commissioner Moore, we can certainly reach out to our counterparts in Oakland too and ask for that presentation to be made.

Commissioner Moore:

He is a professional colleague for many years at the AIA and I will ask him.

Rich Hillis, Planning Director:

Okay, thank you.

Two quick items. One, I'm sure you've read that 1979 Mission Street was acquired by the 10 South Van Ness developers and the City will acquire that parcel as part of the land dedication for that project. I know when we heard the Hub, that that was kind of up in the air still. I mean that was the intent but it was not a done deal so there was a lawsuit and that was settled and it's moving forward. So, I wanted to let you know about that.

Also, you may have heard that John Stewart from the John Stewart Company passed away this weekend. He had been battling cancer for couple of years. I know many of you knew him and have worked with him. He appeared before the Commission many times. He was a champion of Housing and Affordable Housing in the city. He was a larger than life person if you got to know him and met him. And he will be sorely missed. I just wanted to ask too if the meeting today could be adjourned in his memory. And that concludes my report. Thank you.

Commissioner Moore:

Director Hillis, would you mind to adding an additional word or two to the timeline and what next steps would be on this great success, congratulations, for the city to be able to get the Monster on the Mission project?

Rich Hillis, Planning Director:

Yes, so it's part of that – MOHCD had to write a letter accepting the parcel. It has not been transferred yet to the city. I think after it's identified, there's a timeline up to six months before the parcel gets transferred to the city. So, the timing of that, I'm not exactly sure. But it will happen relatively soon. I mean, and the big question is, the funding for it to be developed as affordable housing. And obviously there's not funding necessarily identified to do that. So, you know, we'll have to work with MOCD and Board of Supervisors and the Mayor to identify funding to actually make that happen.

Commissioner Moore:

But it is considered a priority project? Is that correct?

Rich Hillis, Planning Director:

Sure. I mean, it's in—you know, that's kind of MOHCD to determine, but obviously, you know, from our history here and about that project through the Mission community and

the hearings we had, it's obviously a priority of ours and the community. So, I believe that will be a City priority project.

Commissioner Moore:

Thank you.

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

None

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Demo calcs
Anastasia Yovanopolous – Tenants in buildings, buyouts
Ozzie Rohm – Existence of tenants, senior tenants

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.

11. (R. ABAD OCUBILLO: (628) 652-7456)

OVERVIEW OF SHARED SPACES – **Informational Presentation** – Planning Department staff will give an overview of the City's Shared Spaces Program. This program makes it easier to use outdoor places like sidewalks, streets, and open lots for business during the coronavirus pandemic. Permits are free. The presentation will include a discussion of 1) program goals; 2) menu options for businesses; 3) statistics on the use of the program; and 4) the application of an equity framework to encourage broader participation. Learn more at: <https://sf.gov/shared-spaces>

Preliminary Recommendation: None – Informational

SPEAKERS: = Robin Abad Ocubillo – Staff presentation
= Rich Hillis – Recognize work
= Kim Stephens – Coordinate with DPW
ACTION: Reviewed and Commented

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, expeditors, and/or other advisors.

14. [2019-001613DRP](#) (M. CHANDLER: (628) 652-7340)
2100-2102 JONES STREET & 998 FILBERT STREET – northeast side of the intersection of Filbert and Jones Streets Lot 017 in Assessor's Block 0092 (District 3) – Request for **Discretionary Review** of Building Permit Application No. 2020.0127.2820, for the conversion of two (2) existing commercial storefronts to two (2) ADUs (Accessory Dwelling Units) per City Ordinance No. 162-16 at the ground floor of an existing eight-unit 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\(h\)](#).
 (Continued from Regular hearing on July 30, 2020)
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Mathew Chandler – Staff report
 - Deanna Fusch – DR presentation
 + Kris O'Connor – Project sponsor
 = Lee Hepner, Legislative aide to Supervisor Peskin
 - Ozzie Rohm – Racial and social justice
 - Speaker – Shared spaces
 - Cynthia – No guarantee new laundromat will open
 - James Reese – Cleanest and nicest
 - Kevin Fusch – DR rebuttal
 - Speaker – DR rebuttal
 - Justin – Laundromat provides great service
 - Louise – Patron, it's an essential service
 + Speaker – Project sponsor rebuttal
 = Kate Stacy – City attorney
 = Natalia Kwiatkowska – Response to questions
 ACTION: Took DR and Disapproved
 AYES: Chan, Imperial, Moore, Koppel
 NAYS: Diamond, Fung
 DRA: [718](#)

6. [2018-004330DRM](#) (M. CHRISTENSEN: (628) 652-7567)
2440 BAYSHORE BOULEVARD – northwest side of Bayshore Blvd between Leland and Visitacion Avenues; Lot 020 in Assessor's Block 6249 (District 10) – Request for **Mandatory Discretionary Review** of Building Permit Application No. 2020.0219.4816, which proposes to amend Condition of Approval No. 1 of Discretionary Review Action No. 0500 to alter the permitted hours of operation of the existing Medical Cannabis Dispensary from 9 am – 7 pm daily to 8 am to 10 pm daily, with no other alterations to the property or use. The subject property is developed with a two-story building containing two dwelling units and one commercial unit and is within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, Schlage Lock Special Use District, and 55-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: = Michael Christensen – Staff report
 + Angela White – Support
 - Ross Marin – Pull off of consent, equity issue, do more outreach

- + Speaker – Provides jobs for the community
- + Victor – Project sponsor
- + Drew Jenkins – Gives back to the community
- + Speaker – Supportive and instrumental with gun buyback program
- Nelson – Oppose
- + Floyd – Supports NAACP
- + Elliot – Project sponsor, response to questions
- + Rex Zamora – Proven to be responsible operators

ACTION: Took DR and Approved with a Condition the operator provide a Community Liaison.

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

DRA: [719](#)

ADJOURNMENT 3:34 PM – IN MEMORY OF JOHN STEWART

ADOPTED SEPTEMBER 24, 2020