

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

Remote Hearing  
via video and teleconferencing

**Thursday, October 8, 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 1:02 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Michael Christensen, Rich Sucre, Gabriela Pantoja, Mary Woods, David Winslow, Corey Teague – Zoning Administrator, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

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

### **A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

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

- 1a. 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 September 10, 2020)

**(Proposed for Continuance to November 19, 2020)**

SPEAKERS: None  
 ACTION: Continued to November 19, 2020  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel

- 1b. 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 **Variations** 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 September 10, 2020)  
**(Proposed for Continuance to November 19, 2020)**

SPEAKERS: None  
 ACTION: ZA Continued to November 19, 2020

- 2a. 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*  
 (Continued from Regular hearing on September 10, 2020)  
**WITHDRAWN**

SPEAKERS: None  
 ACTION: Withdrawn

- 2b. 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.  
 (Continued from Regular hearing on September 10, 2020)  
**WITHDRAWN**

SPEAKERS: None  
 ACTION: Withdrawn

## 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

3. [2020-004031CUA](#) (A. KIRBY: (628) 652-7336)  
1301 STOCKTON STREET – located at the northwest corner of the intersection of Broadway and Stockton Street, Lot 005 in Assessor’s Block 0147 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 810 expand an existing Formula Retail Financial Service use, d.b.a. East West Bank, at the ground floor of the existing building. The proposed project (“Project”) includes a seismic soft story retrofit that would expand the existing 4,065 square foot retail space to 4,777 square feet for an expansion of approximately 708 square feet to compensate in part for twelve new structural support columns. The project will include the removal of the existing wrap-around awning structure and new signage in compliance with Article 6 of the Planning Code. There will be no expansion of the existing building envelope. The subject property is located within the CCB - (Chinatown Community Business) Zoning District and 65-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\(h\)](#).  
 (Continued from Regular hearing on October 1, 2020)

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 MOTION: 20793

## C. COMMISSION MATTERS

4. Consideration of Adoption:  
 • [Draft Minutes for September 24, 2020](#)

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

5. Commission Comments/Questions

None

**D. DEPARTMENT MATTERS**

## 6. Director's Announcements

**Rich Hillis, Planning Director:**

Good afternoon, commissioners. I just wanted to make one announcement. You have been getting some emails and public comment about 317 and our demo calcs. Obviously, a topic we have talked about over the years, where we have had proposals and the Board has proposals. But I just wanted to let you know, we are working on it, both coming up with our own potential changes to 317, as well as working with supervisors who are also working on this issue. So, we will be bringing it before you. I don't necessarily have a timeline yet but either through a board proposal or our own, this issue, you know, we intend to bring back to you. Thanks.

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

**Aaron Starr, Manager of Legislative Affairs:**

Good afternoon Commissioner's, Aaron Starr Planning Department Staff.

The Land Use Committee was once again bereft of Planning Department attendance this week; however, at the Full Board there were a few appeals.

- 200942 Hearing - Appeal of Conditional Use Authorization Disapproval - 552-554 Hill Street. Special Order, 3:00 PM, Items 41-44

First up was the appeal of a Conditional Use authorization that this commission denied for the project at 552-554 Hill Street. The project sponsor, who is also the appellant, requested prior to the hearing that the item be continued for one month. The Board obliged and continued the item to November 10.

- 200992 Hearing - Appeal of Determination of Exemption from Environmental Review - Proposed 2001-37th Avenue Project. Special Order, 3:00 PM, Items 45-48
- 200996 Hearing - Appeal of Conditional Use Authorization - 2001-37th Avenue. Special Order, 3:00 PM, Items 49-52

Next up was the CU and CEQA appeals for the installation of four 90-foot-tall light poles for the athletic stadium at St. Ignatius. The project also includes the installation of a Verizon Wireless facility on one of the poles.

This Commission heard this item On July 23, 2020 and approved the CU with conditions. The Planning Commission's conditions of approval limited the school's use of the lights to certain times of the day and a limit on the total number of days a year. This decision also constituted the Approval Action for the purposes of CEQA.

For the CU appeal, the appellants claimed that the project does not meet the necessary and desirable threshold required for CU approval; that The Verizon Wireless project does not meet the requirements of the WTS Facilities Siting Guidelines, and that the height of

the lighting poles and wireless facility should not be exempted under the Planning Code. The appellant's primary concerns with the CEQA appeal were that project did not fit within the Class 1 and Class 3 exemption, and that the project presented unusual circumstances that could result in a significant environmental impact.

Public comment went on for several hours, enough time to prep a roast a chicken to 175 degrees and then let rest for 15 minutes, with many neighbors of the school calling in to support the appeal, and then a significant number of students and alumni of St. Ignatius who supported the project.

For the CU, Planning staff responded by defending the Planning Commission's decision that on balance found the project was desirable to the community at large. We also corrected the misinterpretation of the WTS siting guidelines and the Planning Code's height limits.

For the CEQA appeal the Department's defense was that the proposed alteration to the existing facility is eligible as a categorical exemption and that the project did not represent an unusual circumstance under CEQA. To substantiate the former point, the Department identified 18 athletic fields in residential neighborhoods in San Francisco that have evening lighting. Staff then explained that evening lighting and noise from athletic events near residential areas is not unusual per CEQA.

Supervisor Mar questioned the actual necessity and desirability to the neighborhood and community. It seemed initially like he was going to make a motion to overturn the Planning Commission's decision; however, he instead made a motion to uphold the CEQA determination and continued the CU Appeal for two weeks to October 20. He said he would continue to work with the two parties to try and come to a resolution before then.

- 200981 Hearing - Appeal of Determination of Community Plan Evaluation - Proposed 1088 Howard Street Project. Special Order, 3:00 PM, Items 53-56

Lastly, the Board considered the CEQA Appeal for the Community Plan Evaluation for the proposed project at 1088 Howard Street.

The project proposes to merge two lots, demolish the existing single-story industrial building while preserving the façade, and constructing a seven-story mixed-use residential and commercial building with 24 units and 2,500 square feet of commercial space.

The Planning Commission heard this item on June 4, 2020 as a Discretionary Review and voted to take DR and approved the project with modifications. The modification was that the proposed building wall be set back one foot from the western interior property line to allow adjacent property line windows to function.

The project site and neighboring parcel are within the air pollutant exposure zone. Adjacent neighbors appealed the CPE because of concerns over air quality during construction and sewer capacity once the building is constructed. While acknowledging the disruption and inconvenience of adjacent construction activities, staff addressed the effectiveness of the Eastern Neighborhoods construction air quality and noise mitigation

measures. Staff also explained why the project would not exacerbate the existing sewer back up conditions at the neighboring property.

In the end the Board did not feel that the appeal had merits under CEQA and voted to uphold the determination.

**Jonas P. Ionin, Commission Secretary:**

The Historic Preservation Commission did meet yesterday and after approving a permit to alter, 1035 Howard Street, for the restoration of an existing art-deco building and the -- and a rear addition; they adopted resolutions recommending nominations for the Mission Cultural Center for Latino Arts, Centro Cultural de la Misión at Mission Street, as well as 535 Green Street, the Buon Gusto sausage factory. After which they considered the preservation alternatives for draft Environmental Impact Report for property of 2500 Mariposa Street, the Potrero Charlie Coach Division maintenance and operations facility.

**E. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Ozzie Rohm – Changes to section 317, demo calcs doesn't help  
 Georgia Schuttish – Demo calcs  
 Yonathan Randolph – 317, imperfect tool  
 Anastasia Yovanapolous – Rent controlled housing needs to be preserved, what is the objective 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.

11. [2017-007063CUA](#) (M. CHRISTENSEN: (628) 652-7567)  
518 BRANNAN STREET – northwest side of Brannan Street between 4<sup>th</sup> and 5<sup>th</sup> 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\(h\)](#).  
 (Continued from Regular hearing on September 10, 2020)

**SPEAKERS:** = Michael Christensen – Staff presentation  
 + Jose Pecho – Project sponsor presentation  
 + Rudy Corpuz – Project sponsor presentation  
 + Carla Laurel – Support  
 + Speaker – Support  
 = Henry Wykowski – Attorney for 595 Bryant, request continuance  
 + Michelle Oliva – Support

- + Damian Posey – Support
- + Omar – Support
- + Charnee Corpuz – Support
- + Tim Mitchell – Support
- + Paul Bareras – Support
- = Walter Huang – Neighborhood outreach meeting
- = Al – Not aware there was another application
- = Ed – Must follow procedure
- + Shaun Richard – Support
- + Joseph – Support
- + Julio Ramirez – Support
- + John Howard Jr. – Support
- + Speaker – Support
- + Lito Salazar – Support
- + Speaker – Support
- Edward Garcia – Process was not done correctly, request continuation
- + Everett Butler – Support
- + Heather Phillips – Support
- + Rex Tabora – Support
- = Corey Teague – Response to questions
- + Speaker – Support

ACTION: Approved with Conditions  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 MOTION: [20794](#)

8. [2016-004392OFA](#) (R. SUCRE: (628) 652-7364)  
531 BRYANT STREET – southeast corner of Bryant and Zoe Streets; Lots 094 in Assessor’s Block 3776 (District 6) – Request for an **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to authorize up to 49,288 gross square feet from Office Development Annual Limit for the proposed project, which includes new construction of six-story, 65-ft tall, office building with a roof deck, rear courtyard and ground floor retail use. The subject property is located within a CMUO (Central SoMa Mixed-Use Office) Zoning District, Central SoMa Special Use 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*  
 (Continued from Regular hearing on September 24, 2020)

SPEAKERS: = Rich Sucre – Staff presentation  
 + Susan Sagy – Project sponsor presentation  
 + Carla Laurel – Support  
 + Rudy Corpuz – Support  
 = Madeline – Concerns with shadow

ACTION: Approved with Conditions as Amended by Staff  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 MOTION: [20795](#)

- 9a. [2019-023428CUA](#) (G. PANTOJA: (628) 652-7380)  
 123-127 COLLINGWOOD STREET – between 18<sup>th</sup> and 19<sup>th</sup> Streets, Lot 030 in Assessor's Block 2695 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 178 and 303 to amend Conditions of Approval listed under Motion Nos. 13536 and 15038 for a request to expand an existing community facility (D.B.A. "LYRIC") into a rear detached structure to be demolished and rebuilt, expand the hours of operation, eliminate organized meal programs and neighborhood advisory council meetings, increase the number of clients served to 75, eliminate the age restriction of clients served, increase the number of organized activities held at the subject property to 10 per year, and expand utilization of the rear yard as an outdoor activity area. The proposal will also construct a horizontal addition at the ground floor of the existing three-story, building to accommodate the community facility located within a RH-3 (Residential-House, Three- Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Gabriela Pantoja – Staff report  
 + Jodi Schwartz – Project sponsor presentation  
 + Brett Gladstone – Project sponsor presentation  
 + Robin Abad-Ocubillo – Support, impact of Lyric on himself  
 + Terry Asten Bennett– Support, provides a safe place to learn and grow  
 + Mark Mosher – Support  
 + Sky Delino – Support  
 + Noah Frigault – Support  
 + Shannon – Support  
 + Jojo – A second home  
 + Alex Lemberg – Support  
 + Leif Pope – Second home  
 + Amy People – Support  
 + Vera – Support  
 + Tracy Vu – Support  
 + Roberto Ordenana – Support  
 + Mary – Support  
 + Douglas Styles – Support  
 + Daniel – Condition #17 regarding occupancy level and time  
 + Jeffrey – Support  
 = Corey Teague – Response to questions

ACTION: Approved with Conditions as Amended to increase Maximum occupancy to 49, at rear area; and allow programming to 9:00 pm.

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

MOTION: [20796](#)



- 9b. [2019-023428VAR](#) (G. PANTOJA: (628) 652-7380)  
123-127 COLLINGWOOD STREET – between 18<sup>th</sup> and 19<sup>th</sup> Streets, Lot 030 in Assessor's Block 2695 (District 8) - Request for a **Variance** pursuant to Planning Code Sections 132 and 134 for the demolition and reconstruction of a one-story, detached structure located at the rear of the subject property and the construction of a one-story, horizontal addition at the ground floor of an existing three-story, building utilized for a community facility (D.B.A. "LYRIC") within a RH-3 (Residential-House, Three- Family) Zoning District and 40-X Height and Bulk District. The proposed detached structure will encroach 34 feet 9 inches into the required rear yard and the proposed horizontal addition will encroach 4 feet 9 inches into the front setback.

SPEAKERS: Same as item 9a.

ACTION: ZA closed PH and indicated an intent to Grant

10. [2014.0734CUA](#) (M. WOODS: (628) 652-7350)  
1950 PAGE STREET – north side between Stanyan and Shrader Streets, Lot 010 of Assessor's Block 1227 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.2, 303, and 304, for a Planned Unit Development (PUD) to legalize the change of use from a community facility (formerly the Boys & Girls Club of San Francisco) to a performing arts school (San Francisco Middle School of the Arts & San Francisco High School of the Arts) for Grades 6 through 12, up to 250 students within an RM-2 (Residential, Mixed, Moderate Density) Zoning District and a 40-X Height and Bulk District. The proposal would add a new 3rd floor level consisting of classrooms and seven group housing units for teachers and visiting artists and a 2<sup>nd</sup> floor horizontal addition to the existing 2-story building. The building area would increase from approximately 31,000 square feet to 54,700 square feet. The proposal would include 25 classrooms, 7 vehicle parking spaces, 103 Class 1 bicycle parking spaces, and 28 Class 2 bicycle parking spaces. The project is requesting PUD modifications of the floor area ratio (Planning Code Section 124), front setback (Planning Code Section 132), rear yard (Planning Code Section 134), and dwelling unit exposure (Planning Code Section 140) requirements. 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: = Mary Woods – Staff report  
 + Larry Badiner – Project sponsor presentation  
 + Terry Brent – Support  
 - Vivian Dwyer – Concerns, not confident of what is being proposed  
 + Kristen – Very unique school  
 - Speaker – Concerns with traffic, parking, noise, construction time  
 + Eric – Niche for kids who wants to study arts  
 - Denise Bradley – Concerns, impacts on neighborhood  
 + Natalia – One of a kind art school  
 + Michael McGowan – Support  
 + Jason – Delivers quality education  
 + Angela – Support  
 + Speaker – Support  
 - Katherine Hoang – Scope is out of character  
 = Corey Teague – Response to questions

ACTION: After hearing and closing public comment; Continued to October 22, 2020  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel

## 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.

12. [2019-014214DRP](#) (M. CHRISTENSEN: (628) 652-7567)  
 457 MARIPOSA STREET – between Third and Illinois Streets; Lot 043 in Assessor’s Block 3994 (District 10) – Request for a **Discretionary Review** of Building Permit No. 2019.0702.4973, which proposes to establish a new Cannabis Retail establishment of approximately 2,500 square feet in size, including on-site consumption, in an existing one-story Industrial building within an UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District. Minor interior and exterior alterations are proposed to the subject tenant space. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
 (Continued from Regular hearing on August 27, 2020)  
*Preliminary Recommendation: Do Not Take DR and Approve as Proposed*

SPEAKERS: = Michael Christensen – Staff report  
 - Joel Bean – DR presentation  
 + Brendan Hallinan – Project sponsor presentation  
 - Topher Delaney – Why do we need a 5<sup>th</sup> dispensary  
 + Bret Reisner – Support  
 - Michael Laviano – Concerns, smell of marijuana  
 + Anthony Acosta – Very professional shop  
 + Speaker – Support  
 + Speaker – Support  
 + Howard – Suitable location  
 + Henry Chan – Underserved neighborhood  
 + Miranda – Support  
 - Michael Ingram – Concerns with smoking aspect, security guard present  
 - Laurie Mack – Business does not bring value to the neighborhood  
 + Regina – Enhance neighborhood  
 = Speaker – Water usage

ACTION: No DR  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 DRA: [724](#)

13. [2019-012663DRP-02](#) (D. WINSLOW: (628) 652-7335)  
 375-377 HEARST AVENUE – between Edna and Detroit Streets; Lot 036 in Assessor’s Block 3120 (District 7) – Request for **Discretionary Review** of Building Permit 2019.0702.4992 to construct to a three-story horizontal rear addition including exterior stairs and decks to an existing two-unit building. The building currently consists of one conforming dwelling unit and one non-conforming dwelling unit within a RH-1(Residential House, One-Family) Zoning District and 40-X Height and Bulk District. The rear expansion is allocated to the conforming dwelling unit only. This is a revision to BPA# 2018.1207.7797 to legalize removal of portions of the rear wall and to comply with Planning Enforcement Case No. 2019-012663ENF. 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*

SPEAKERS: = David Winslow – Staff report  
 - Greg McKinney – DR 2  
 - Kathleen Echeverri – DR 1  
 - Lisa Spinali – DR 3  
 + Anita Zhu – Project sponsor presentation  
 + Fillian Lei – Owner  
 - Lawrence – Not in the best interest of the neighborhood  
 - Richard Goldman – Oppose  
 - Brian Smith – Out of character  
 - Terry O’Callahan – Pushing the limits on the guidelines

ACTION: Took DR and Approved with Staff Modifications and limiting the deck over the lower level to a depth of ten feet and conditioning the remainder to be un-occupiable.

AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 DRA: [725](#)

ADJOURNMENT 6:24 PM  
 ADOPTED OCTOBER 22, 2020