

SAN FRANCISCO PLANNING COMMISSION



Thursday, October 15, 2020
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Chan, Diamond, Fung, Imperial, Moore, Koppel
COMMISSIONERS ABSENT: None

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

STAFF IN ATTENDANCE: Kimberly Durandet, Chris May, 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. 2020-006148CUA (M. CHRISTENSEN: (628) 652-7567)
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

(Continued from Regular hearing on September 10, 2020)

(Proposed for Continuance to November 5, 2020)

SPEAKERS: None

ACTION: Continued to November 5, 2020

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

2. 2020-003045CUA (A. LINDSAY: (628) 652-7360)
1600 OCEAN AVENUE – on north side of Ocean Ave between Faxon Avenue and Miramar Avenue, Lot 011 of Assessor’s Block 3196 (District 7) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1 and 755, to continue operation of an existing Formula Retail (ATM) use (d.b.a. “Bank of America”) in a ground floor tenant space, approximately 325 g.s.f., within an existing one-story commercial building. The subject property is located within the Ocean Avenue NCT (Neighborhood Commercial Transit) District and 45-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Proposed for Continuance to November 5, 2020)

SPEAKERS: None

ACTION: Continued to November 5, 2020

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

3. 2020-000056DRP (D. WINSLOW: (628) 652-7335)
695 RHODE ISLAND STREET – between 18th and 19th Streets; Lot 004C in Assessor’s Block 4031 (District 10) – Request for **Discretionary Review** of Building Permit 2019.1220.0232 to construct to a third-floor vertical addition, rear horizontal addition, and facade alterations including a new garage door and driveway of an existing two-story, two-unit residential building within a RH-2 (Residential House-Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

(Proposed for Continuance to November 12, 2020)

SPEAKERS: Speaker – Request continuance

ACTION: Continued to November 12, 2020

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

4. 2020-001942CUA (A. LINDSAY: (628) 652-7360)
1699 VAN NESS AVENUE – on west side of Van Ness Avenue between Sacramento Street and California Street, Lot 001 of Assessor’s Block 0642 (District 2) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.3, to install a new AT&T Mobility Macro Wireless Telecommunications Services Facility at

rooftop consisting of installation of nine (9) panel antennas, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within FRP box. The subject property is located within a RC-4 (Residential-Commercial, High Density) Zoning District and 80-D 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

WITHDRAWN

SPEAKERS: None
ACTION: Withdrawn

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
(Continued from Regular hearing on September 10, 2020)

SPEAKERS: Jeremy Schaub – Request continuance
ACTION: Continued to November 12, 2020
AYES: Chan, Diamond, Fung, Imperial, Moore, 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

5. [2019-022108CUA](#) (S. YOUNG: (628) 652-7349)
1560 HAIGHT STREET – north side between Clayton and Ashbury Streets; Lot 016 in Assessor’s Block 1231 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.4, and 719 to establish a Formula Retail Use (d.b.a. 2nd Street USA) in an approximately 2,190 square foot vacant ground floor commercial space located in a three-story commercial and residential building. The project site is located within the Haight Street Neighborhood Commercial Zoning District, Haight Street Alcoholic Restricted Use Subdistrict, Fringe Financial Service Restricted Use 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: None
 ACTION: Approved with Conditions
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20797](#)

6. [2020-003825CUA](#) (A. WESTHOFF: (628) 652-7314)
390 VALENCIA STREET – located at the city block bounded by 14th, Valencia, 15th, and Guerrero Streets ; Lot 002 in Assessor’s Block 3546 (District 8) – Request for a **Conditional Use Authorization** Planned Use Development, pursuant to Planning Code Sections 209.4, 303, and 304, to permit two ground-level energy storage enclosures (NEM 3R, UL Certified enclosures) within a housing complex, Valencia Garden Apartments, which has 260-units. Each enclosure measures approximately 85 square feet each. The subject property is located within a RTO-M (Residential Transit Oriented-Mission) District, Mission Area Plan and 45-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: Approved with Conditions
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20798](#)

C. COMMISSION MATTERS

7. Consideration of Adoption:
 • [Draft Minutes for October 1, 2020](#)

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

8. Commission Comments/Questions

None

D. DEPARTMENT MATTERS

9. Director’s Announcements

None

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

Jonas P. Ionin, Commission Secretary:

I have been advised that there is no report from the Board of Supervisors. The Historic Preservation Commission did not meet yesterday. So, I have not heard regarding the Board of Appeals and I don't see the Zoning Administrator either so I will assume that there is no report for the Board of Appeals.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Two sets of photos I emailed to the Commission Monday 10/12 - one from 2015 and one from 2020 shows why Section 317 (b) (2) (B) and (b) (2) (C) which are the Demo Calcs should be adjusted by the Commission per Section 317 (b) (2) (D). The intent of the three subsections of 317 is not to have more hearings - but to preserve housing - to allow reasonable alterations or expansions - a bedroom or two or a larger kitchen with a deck - and not be a Demo or Tantamount or Defacto Demo. The way to preserve housing is to preserve it.....the rationale for the Commission's ability to adjust the Demo Calcs is to make the Demo Calcs more effective under Section 317- As originally proposed in 2007, the Calcs were more stringent than currently....the ability to adjust the Calcs allowed the Commission to do "a fix" as needed.

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. [2019-017022CUA](#) (K. DURANDET: (628) 652-7315)
[2839 24TH STREET](#) – south side of 24th Street at the corner of Bryant, Lot 030 of Assessor's Block 4267 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 763 to establish a ground floor residential use under Planning Code Section 207.3 of an existing two-story mixed-use building and a modification for ground floor commercial use under Section 145.4. The project would result in a total of four (4) dwelling units within the existing building in the 24th Street Mission NCT (Neighborhood Commercial Transit) Zoning 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\(h\)](#).
 (Continued from Regular hearing on September 17, 2020)

SPEAKERS:

- = Kimberly Durandet – Staff report
- + Tom Tunny – Project sponsor
- + Maria Villamora – Support
- + Marie Sorensen – Support
- + Eric Arguello – Support
- + Laura Alviar – Support
- + Andrew – Support

+ Patricia Hernandez – Support
+ John Mendoza – Support
ACTION: Approved with Conditions as amended by Staff
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel
MOTION: [20799](#)

13. [2019-016595CUA](#) (C. MAY: (628) 652-7359)
1868 GREENWICH STREET – north side between Laguna and Octavia Streets; Lot 014 in Assessor's Block 0506 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to permit the demolition of the existing 1,636 square-foot, 2-story single-family dwelling at rear of lot and the construction of a new 4-story, 7,178 square-foot building containing two dwelling units at front of lot 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: Approve with Conditions

SPEAKERS: = Chris May – Staff report
+ Fabien Lannoye – Project sponsor presentation
ACTION: Approved with Conditions
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel
MOTION: [20800](#)

ADJOURNMENT 1:51 PM
ADOPTED NOVEMBER 5, 2020