

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

Remote Hearing  
via video and teleconferencing

**Thursday, November 19, 2020**  
**1:00 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:04 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Bridget Hicks, Robin Abad Ocubillo, Mat Snyder, Joshua Switzky, Andrew Perry, Jeff Horn, Rich Sucre, 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. 2020-002743DRP (D. WINSLOW: (628) 652-7335)  
1555 OAK STREET – between Masonic and Central Streets; Lot 028A in Assessor's Block 1222 (District 5) - Request for Discretionary Review of Building Permit 2020.0226.5525 to add three new ADUs to an existing 4-story 12-unit residential building 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*

**(Proposed for Continuance to December 3, 2020)**

SPEAKERS: None  
 ACTION: Continued to December 3, 2020  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

2. 2019-015984CUA (A. LINDSAY: (628) 652- 7360)  
590 2<sup>ND</sup> AVENUE – on east side of 2<sup>nd</sup> 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 September 17, 2020)  
**Note: On September 17, 2020, after hearing and closing public comment, continued to November 19, 2020 by a vote of +6 -0.**  
**(Proposed for Continuance to December 10, 2020)**

SPEAKERS: Speaker – Continuance date  
 ACTION: Continued to December 10, 2020  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

3. [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*  
 (Continued from Regular hearing on September 17, 2020)  
**(Proposed for Continuance to February 4, 2021)**

SPEAKERS: None  
 ACTION: Continued to February 4, 2021  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

- 4a. 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 October 8, 2020)

**WITHDRAWN**

SPEAKERS: None  
 ACTION: Withdrawn

- 4b. 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 October 8, 2020)

**(Proposed for Continuance to Variance Hearing December 2, 2020)**

SPEAKERS: None  
 ACTION: Continued to Variance Hearing December 2, 2020

7. [2014.0243DRP-02](#) (D. WINSLOW: (628) 652-7335)  
3927-3929 19<sup>TH</sup> STREET – between Sanchez and Noe Streets; Lots 072 and 073 in Assessor’s Block 3601 (District 8) – Request for **Discretionary Review** of Building Permit nos. 2008.0813.9076 and 2008.0813.9077 for the construction of a two new five-story single dwelling units with two off-street parking spaces at the front of a 2,850 sq. ft. lot containing an existing 2-story, single family residence with no off-street parking which will remain unchanged 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 as Modified*

SPEAKERS: Vivian – Need additional time to review plans, tree  
 ACTION: Continued to December 17, 2020  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

14. [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*

(Continued from Regular hearing on August 27, 2020)

**Note: On June 11, 2020, after hearing and closing public comment, continued to July 9, 2020 by a vote of +7 -0. On July 9, 2020, without hearing, continued to August 27, 2020 by a vote of +7 -0. On August 27, 2020, without hearing, continued to November 19, 2020 by a vote of +6 -0.**

**SPEAKERS:** David Woo – Support continuance, Compliance on housing element  
Speaker – Continuance date

**ACTION:** Continued to January 14, 2021

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

15. [2019-022661CUA](#) (C. FEENEY: (628) 652-7313)  
628 SHOTWELL STREET – east side of Shotwell Street between 20th and 21st Streets, Lot 036 of Assessor's Block 3611 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 and Board of Supervisors File No. 190908 for the change of use from Residential Care Facility to Residential in an existing two-story residential building within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District. The Project includes restoration to fire damage, interior improvements, façade work, a new rear deck, and the addition of a one-bedroom dwelling unit on the ground floor. The Project would result in two dwelling units on the project site. The building footprint and massing will not be altered. 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:** Speaker – Continuance

**ACTION:** Continued to January 21, 2021

**AYES:** Tanner, 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. [2020-006584CUA](#) (K. BOTN: (628) 652-7311)  
2765 16<sup>TH</sup> STREET – south side of 16<sup>th</sup> Street between Folsom and Harrison Streets; Lot 020A in Assessor's Block 3572 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.3 and 303 to establish an approximately 17,160 square-foot

health services use within a PDR-1-G (Production, Distribution and Repair) Zoning District and 58-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: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
MOTION: [20813](#)

6. [2020-008523CUA](#) (M. CHRISTENSEN: (628) 652-7567)  
[1465 DONNER AVENUE](#) – located on the south side of Donner Avenue between Jennings and Ingalls Streets; Lot 024 in Assessor’s Block 4910 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.3 and 303, to allow a 1,410 sq ft expansion of an existing Industrial Agriculture use (cannabis cultivation) measuring approximately 10,000 square feet in an existing one-story warehouse within a PDR-2 (Production, Distribution & Repair-Core) Zoning District, Third Street Alcohol 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: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
MOTION: [20814](#)

## C. COMMISSION MATTERS

8. Consideration of Adoption:  
• [Draft Minutes for November 5, 2020](#)

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

9. Commission Comments/Questions

### Commissioner Moore:

I was reading the paper this morning, and something struck me as a very, very bright idea. I am not sure if it's possible but somebody asked as to whether or not, with schools closing again in the uptick of the coronavirus, as to whether or not parklets could not be adapted to also being informal classrooms for smaller class of students. I thought it was a great idea. I would like to hear from somebody in Planning -- not today, perhaps but at some point, in the future as to whether or not that is even a feasible idea.

### Commissioner Tanner:

Thank you, Commissioners, for the warm welcome and to staff for the welcome to the Commission. I was able to meet with leadership at the Planning Department this last week

to get reacquainted, and I want to thank Director Hillis and others for making time and for making themselves available.

I also want to just encourage folks to rethink their Thanksgiving plans. I know myself, just this morning, myself and my household we decided to cancel the plans we had for Thanksgiving and just do Thanksgiving with our household. So, with everything that's happening in the state and in our city, we really need to do our best to listen to our public health officials. We've listened to them pretty well and they got us pretty far. So, I just want to encourage folks to think about that for the safety of themselves but also the safety of others what their plans are for this Thanksgiving and even for the other winter holidays. So, it really broke my heart. I love Thanksgiving, but you can think about it, more leftovers for you for the whole weekend if you make enough on Thursday. So that's the silver lining.

**Commissioner Imperial:**

Thank you. Just in the light of you know we've -- I know that this is a struggle for all of us in terms of the public hearings, but of course, whenever we have these kind of issues, I'm always worried about the public participation, and wondering if we could do some sort of - - whether before the hearing and practice especially on the live, on how we're going to -- because it can be frustrating -- especially for me as well when we have these kinds of issues, and we may deter some comments. So just something to keep in mind, for the next hearings. I would be open to some sort of practice session before live session, something like that. So, that's it.

**D. DEPARTMENT MATTERS**

**10. Director's Announcements**

**Rich Hillis, Planning Director:**

Thank you, Jonas. Thank you, Commissioners, and we will follow up on the items you brought up. One, thank you for those that attended our staff brown bag lunch with Bill Gilchrist on Monday. I think it was a productive conversation. And thank you, Commissioner Moore for suggesting it. Certainly, it was well received by staff.

I want to let you know that Liz Watty, who I think all of you know and are familiar with her work, has accepted my offer to be the Director of Citywide Planning. She has been acting in that role. She was Acting Director -- I mean Deputy Director for seven years. She's been with the Department 15 years. Started actually as an intern and moved her way up to Planner I, II, and III and now Director. So, I'm sure you've recognized her work and we look forward to continuing to work with her. One of the first things and the current thing she's tackling and something she was tackling, even as Deputy Director, is expanding our services working with DBI, who we're working cooperatively with to expand our permit services both in-person to the extent that we can, and allowed by the Health Department, and online. As you know, our revenues continue to suffer both from the economic conditions and metering the allowable people being allowed into the Permit Center to file for permits. So, we will continue to update you and she will continue to work on that.

Bridget, during the Prop H informational, may bring this up as well, but I just wanted to let you know that the Mayor issued an Executive Directive this morning for -- related to implementation of Prop H focused on the city coming together in working to meet some of

the timelines in Prop H. It has a 30-day timeline for us to issue permits for small businesses. So for us, the Department of Building Inspection, the Health Department, Fire Department, and others to work together to come up with a plan to make sure we can implement the voter mandates in Prop H, but you'll hear more about that from Bridget during the informational session. So, thank you, that concludes my report.

**Commissioner Diamond:**

Yes, I have a question for Director Hillis, and perhaps he's going to address this in conjunction with the Prop H discussion; but John King wrote a really interesting article in the Chronicle a few days ago about winterizing retail uses that we're seeing with entertainment and restaurants. And I was curious where the Economic Recovery team is in helping to promote and expedite whatever is necessary in order to allow for that winterization.

**Rich Hillis, Planning Director:**

Great question, Commissioner Diamond, and Robin Abad is here and will address that as part of the informational on Prop H, as will also address parklets.

**Commissioner Diamond:**

Great. Thank you.

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

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

Good afternoon commissioners, Aaron Starr Planning Department Staff.

This week there were no items concerning the Planning Department at the Land Use Committee.

At the Full Board, the Board continued all but one appeal, the CEQA appeal for the proposed Whole Foods on Geary and Masonic.

The project proposes a new Whole Foods grocery store (with a restaurant and coffee shop) to move into a vacant 50,000 square foot retail space at the City Center shopping center.

Commissioners, you heard and approved this Formula Retail conditional use application on June 25, 2020.

The Appellant's primary concerns were that the Department had underestimated the daily loading demand and, consequently, the potential air quality impacts of the project.

The project sponsor submitted a consultant-prepared loading demand analysis which confirmed the Department's calculations of loading demand. The project sponsor and the appellant both submitted consultant-prepared air quality studies that reached different conclusions. The Department then directed its own air quality study and a peer review of these other studies. The Department's analysis found air quality impacts to be well below significance thresholds.

During the hearing, public comment in support of the project was focused on the benefits that a grocery store would have at this location, and the desire to fill a long vacant space.

Public comments in support of the appeal were focused on the business practices of Whole Foods Market and its parent company Amazon, particularly the lack of worker benefits or labor union representation. Others cited the potential for traffic and air quality impacts.

One issue that came up during the hearing was that the Department rescinded its original Class 32 exemption and issued a commonsense exemption once the appeal was filed. This was based on new direction from the State Water Board that no longer allows a Class 32 to be issued when a project site is on the Cortese list, as this site is. During the hearing, Supervisor Peskin opined that rescinding the Class 32 should have invalidated the CU.

In issuing a commonsense exemption, the Department found that there was no possibility that a significant environmental impact could occur. Several supervisors were unconvinced of this citing the volume of trips to the site and the conflicting findings in the air quality reports. There was some discussion about labor practices by Whole Foods and Amazon, as well.

In the end, the Board unanimously upheld the CEQA appeal on the grounds that it could not be seen with certainty that there would not be any significant air quality impacts. The department awaits the final motion to determine whether this action results in implications to our CEQA review that are beyond this project. And that concludes my report for today. Thank you.

**Rich Hillis, Planning Director:**

Hey Jonas, I just wanted to clarify because I did not mean to offer Liz the job of Citywide Planning. She's a Director of Current Planning. So, I misspoke and AnMarie still here obviously.

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

Thank you. I think everybody understood what you meant. Commissioners, the Board of Appeals did meet, and there's actually a tardy report from the Assistant Zoning Administrator. He wanted to convey that on November 4, 2020, the Board of Appeals met and heard an appeal of a rear yard variance for 1222 Funston Avenue. This project involves a demolition of the garage at the front of the lot and addition of a new single-family dwelling at the front. The variance is required because the project does not maintain 25 percent between the new dwelling and an existing noncomplying structure at the rear of the lot. The Planning Commission heard an associated DR for this project on July 23<sup>rd</sup> and voted to not take DR. The Board of Appeals upheld the Zoning Administrator's approval of the variance but required an additional condition that no further decks be added to the new building.

On November 18, 2020, the Board heard a jurisdiction request for 2622 Greenwich Street. This permit revised a previous permit that was heard by the Planning Commission as a DR on March 15, 2018. This permit legalized additional excavation that was performed by the permit holder without benefit of a permit. The excavation undermined the foundations of the adjacent properties and resulted in the issuance of notices of violation by the Department of Building Inspection. The jurisdiction request was sought because the



requestor did not file an appeal within the 15-day appeal period. The Board found that the City did not cause the requester to miss the appeal period and denied the jurisdiction request. The Department of Building Inspection did note that the enforcement case remains open and they are working with the parties to achieve a resolution.

The Historic Preservation Commission met yesterday and they did adopt a recommendation for approval for landmark designation of the Japanese YWCA Issei Women's Building at 1830 Sutter Street for landmark designation. And they heard an informational presentation from staff regarding the Citywide Cultural Resources Survey update and were all very excited that this is gaining momentum and staff will be actually conducting surveys throughout the city.

## E. GENERAL PUBLIC COMMENT

SPEAKERS: None

## 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.

12. [2020-0140330TH](#) (B. HICKS: (628) 652-7528)  
**PROPOSITION H - SAVE OUR SMALL BUSINESSES INITIATIVE – Informational Presentation –**  
 Initiative ordinance amending the Planning Code and Business and Tax Regulations Code by Simplifying Restrictions in Neighborhood Commercial Districts and Permitting Processes for Certain Businesses.

*Preliminary Recommendation: None – Informational*

SPEAKERS:

- = Aaron Starr – Background
- = Bridget Hicks - Staff presentation
- = Robin Abad Ocubillo – Staff presentation, shared spaces
- = Christin Evans – Vacancies, absentee landlords
- = David Penn – 30 day expedited processing
- = Peter Papadapolous – Applies broadly to the Mission, work together on key issues, equitable implementation
- Glen – Harmful impacts, need to find a better solution
- Carlos Bocanegra – Unintentional harmful inequitable and racial impacts
- Luis – Unintended consequence
- Araceli – Storefront vacancy tax
- Ben Terrell – Technical and business aspects, long term Latinx and mom and pops businesses being vulnerable, Prop H not helpful
- + Sharky Laguana – Extraordinarily helpful
- + Robert – Step in the right direction
- Carol Ruiz – Needs a complete community strategy

ACTION: Reviewed and Commented

- 13a. [2018-014357GPR](#) (M. SNYDER: (628) 652- 7460)  
**MISSION BAY SOUTH REDEVELOPMENT PLAN AMENDMENTS** – the Mission Bay South Redevelopment Project Area is generally bounded by Mariposa Street on the south, Interstate 280 on the west, Mission Creek on the north, and San Francisco Bay on the east (District 6) – **General Plan Conformity Findings** – Pursuant to Section 4.105 of the Charter and Section 2A.53 of the Administrative Code of the City and County of San Francisco, recommending General Plan conformity findings for an amendment to the Mission Bay South (MBS) Redevelopment Plan, that would increase the allowable amount of leasable square feet of commercial industrial use on MBS Parcel 7 of Block 43 (1450 Owens Street -- Lot 017 in Assessor’s Block 8709) specifically, and the MBS Plan Area in general; and increase the allowable FAR in the Commercial Industrial Zone; and making Planning Code Section 101.1(b) findings. The Office of Community Investment and Infrastructure (OCII) is the lead agency for purposes of CEQA review of this project. The Planning Commission is a responsible agency under CEQA and will be relying on OCII’s CEQA decision for purposes of this action.

*Preliminary Recommendation: Adopt*

(Continued from Regular hearing on October 22, 2020)

SPEAKERS: = Mat Snyder – Staff report  
 + Terezia Nemeth – Project sponsor  
 + Allison Hayes – Support  
 + Timothy Rice – Support  
 + Melanie – Support  
 + Don St. Johnson – Support, create jobs  
 + Speaker – Support, carpenter  
 + Mike Chen – Support  
 + Felipe – Support  
 = Joshua Switzky – Response to questions

ACTION: Approved with Conditions

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

RESOLUTION: [20810](#)

- 13b. [2018-014357OFA](#) (M. SNYDER: (628) 652- 7460)  
**1450 OWENS STREET** – located on the west side of Owens Street between A Street and Mission Bay Drive; Lot 017 in Assessor’s Block 8709 (District 6) – Request for an **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to authorize up to 49,999 square feet from the Office Development Annual Limit. The proposal would construct a new mixed-use life sciences facility consisting of up to approximately 131,000 gross square feet (gsf) of laboratory space, 49,998 gsf of office space, and 2,600 gsf of ground-floor retail space. The new building would be 109-feet tall excluding a 20-foot tall screen mechanical penthouse. The property is within the Mission Bay South (MBS) Redevelopment Project Area and is zoned Commercial Industrial (MBS Redevelopment Plan) and is within the HZ-7 Height Zone (MBS Design for Development) and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. The Office of Community Investment and Infrastructure (OCII) is the lead agency for purposes of CEQA review of this project. The Planning Commission is a responsible agency under CEQA and will be relying on OCII’s CEQA decision for purposes of this action.

*Preliminary Recommendation: Approve*

(Continued from Regular hearing on October 22, 2020)

SPEAKERS: Same as item 13a.  
 ACTION: Approved with Conditions as amended by Staff  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
 MOTION: [20811](#)

16. [2015-015950CUA](#) (A. PERRY: (628) 652-7430)  
955 POST STREET – south side of Post Street between Larkin and Hyde Streets; Lot 021 in Assessor's Block 0302 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 253, 271, and 303, to demolish the existing two-story auto repair building and construct an eight-story over basement (80-foot tall) mixed-use residential building in excess of 40 feet on a lot with more than 50 feet of frontage within a RC-4 (Residential-Commercial, High Density) Zoning District, and in excess of the 125-foot maximum bulk diagonal dimension as established above the street wall height within the "80-T" Height and Bulk District and pursuant to Planning Code Section 132.2. The project would contain 69 dwelling units (24 one-bedrooms, 36 two-bedrooms, and 9 three-bedrooms) and a ground floor retail space containing approximately 1,538 square feet. The project would provide a total of 9 vehicle parking spaces at the basement garage, 80 Class 1 bicycle parking spaces, and 6 Class 2 spaces. The project includes approximately 6,239 square feet of total usable open space, including 4,739 square feet of common open space. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Andrew Perry – Staff report  
 + Steven Aiello – Project sponsor  
 - Speaker – Demolition will cause considerable hardship, looking for compensation  
 + Speaker – Support  
 + Sarah Ogilve – Support, environmental features  
 + Dana – Support  
 + Speaker – Support  
 + Nico Nagel – Support  
 + Mike Chen – Support  
 + Speaker – Project sponsor  
 ACTION: Approved with Conditions  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
 MOTION: [20812](#)

- 17a. [2019-013808CUA](#) (J. HORN: (628) 652-7366)  
4300 17<sup>TH</sup> STREET – northwest of the intersection of 17<sup>th</sup> Street and Ord Street; Lot 014A in Assessor's Block 2626 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.77 and 303, to construct a four-story two-family dwelling on a new 1,458 square foot lot created through a subdivision of the existing 2,916 square foot (36' x 81') corner lot. An existing three-story two-family dwelling (4300 17<sup>th</sup> Street) is located on the remaining 1,458 square feet of the original lot. A total of two Accessory Dwelling Units are proposed, one to be added to the existing two-family dwelling and one to be included within the new two-family dwelling proposed for construction. The project is within a RH-2 (Residential House, Two-Family) Zoning District, 40-X Height and Bulk District, and the

Corona Heights Large Residence Special Use District (PC Section 249.77). 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*

SPEAKERS: = Jeff Horn – Staff report  
 + Scott Pluta – Project sponsor  
 - William Holtzman – Organized opposition  
 - Paul Allen – Organized opposition  
 + Speaker – Support  
 + Sam – Support  
 + Steven Buss - Support  
 + Speaker – Support  
 + Sara Hoffman – Support  
 - Speaker – Oppose  
 + Speaker – Support  
 + Sam – Support  
 + Mike Chen – Support  
 + Lauren – Support  
 - Brian – Oppose  
 + Nico Nagel – Support  
 + Sara Ogilve – Support  
 + Robin – Support  
 - Terrell – Oppose  
 - Jared – Guidelines  
 - Greg Randall – Acting not in good faith  
 - Speaker – Market rate housing  
 - Eric Murphy – Impacts  
 + Robert Fruchtman – Great location  
 - Speaker – Backyard open space  
 - Jessica – Disguise the focus  
 - Maria Hutchins – Misconceptions  
 + Joe – Support  
 + Laura Foote – Affordable units  
 + Scott Feeney – Approve the project  
 = Corey Teague – Zoning variance  
 = Kate Stacy – City attorney  
 = Rich Hillis – Response to questions

ACTION: Continued Indefinitely with direction from the Commission

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

- 17b. [2019-013808VAR](#) (J. HORN: (628) 652-7366)  
 4300 17<sup>TH</sup> STREET – northwest of the intersection of 17<sup>th</sup> Street and Ord Street; Lot 014A in Assessor's Block 2626 (District 8) – Request for a **Variance** from the Planning Code Sections 121 (lot size), 134 (rear yard) and 135 (usable open space). The subject property is located within a RH-2 (Residential – House, Two Family) Zoning District, the Corona Heights Large Residence Special Use District and 40-X Height and Bulk District.

SPEAKERS: Same as item 17a.

ACTION: ZA Closed the PH and Continued Indefinitely

ADJOURNMENT 6:14 PM  
ADOPTED DECEMBER 3, 2020