

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

Remote Hearing  
via video and teleconferencing

**Thursday, December 3, 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 1:01 PM

STAFF IN ATTENDANCE: Aaron Starr, Maia Small, Veronica Flores, Linda Ajello Hoagland, Andrew Perry, 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. 2020-009054PCA (V. FLORES: (628) 652-7525)  
TEMPORARY USE OF HOTELS AND MOTELS FOR PERMANENT SUPPORTIVE HOUSING [BF 201218] – **Planning and Administrative Code Amendments** – Ordinance amending the Planning Code and Administrative Code to allow certain hotels and motels to be used for Permanent Supportive Housing purposes without thereby abandoning or discontinuing

the hotel use; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

*Preliminary Recommendation: Approve*

**(Proposed for Continuance to December 10, 2020)**

SPEAKERS: None

ACTION: Continued to December 10, 2020

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

2. 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*  
(Continued from Regular hearing on November 19, 2020)  
**(Proposed for Continuance to January 21, 2021)**

SPEAKERS: None

ACTION: Continued to January 21, 2021

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

- 3a. 2013.0511DNX (C. ALEXANDER: (628) 652-7334)  
1125 MARKET STREET – located on the south side of Market Street between 7<sup>th</sup> and 8<sup>th</sup> 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*  
(Continued from Regular hearing on October 22, 2020)  
**(Proposed for Continuance to March 4, 2021)**

SPEAKERS: None

ACTION: Continued to March 4, 2021

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

- 3b. [2013.0511CUA](#) (C. ALEXANDER: (628) 652-7334)  
1125 MARKET STREET – located on the south side of Market Street between 7<sup>th</sup> and 8<sup>th</sup> 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*  
(Continued from Regular hearing on October 22, 2020)  
**(Proposed for Continuance to March 4, 2021)**

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

12. [2020-006575CUA](#) (M. CHRISTENSEN: (628) 652-7567)  
560 VALENCIA STREET – west side of Valencia Street, Lot 009 on Assessor's Block 3568 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 762, for a change of use from Retail (furniture store) to Cannabis Retail (including an on-site smoking/vaporizing lounge), within a 4,984 sq ft single-story, single-tenant retail space. The project site is located within the Valencia Street NCT 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\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Continued to January 21, 2021  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

13. [2019-016388CUA](#) (J. HORN: (628) 652-7366)  
1760 OCEAN AVENUE – located on the northeast side of the intersection of Ocean Avenue and Dorado Terrace Street; Lot 195 in Assessor's Block 3283 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 755, to establish an Out-Patient Dialysis Center (DBA Fresenius Kidney Care), Health Services (Retail Sales and Service) use within a currently vacant 15,300 square foot tenant space most recently used as an Formula Retail Pharmacy Use (dba CVS). The subject property is located within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District,

Balboa Park Area Plan and 45-X Height and Bulk District. There will be no expansion or exterior modification of the existing building and the project proposes to operate from 5:00 am to 10:30 pm on Monday through Saturday. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on November 5, 2020)

**Note: On October 1, 2020, after hearing and closing public comment, continued to November 5, 2020 by a vote of +6 -0. On November 5, 2020, without hearing, continued to December 3, 2020 by a vote of +7 -0.**

SPEAKERS: None

ACTION: Continued to December 17, 2020

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

## B. COMMISSION MATTERS

### 4. Consideration of Adoption:

- [Draft Minutes for November 12, 2020](#)
- [Draft Minutes for November 19, 2020](#)

SPEAKERS: None

ACTION: Adopted

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

### 5. Commission Comments/Questions

#### **Commissioner Moore:**

I want to acknowledge the public who write to us about their concerns regarding immediate or pending projects. I would like to ask that when you write that you please write closer to the date at which your item is being heard. There is a significant amount of e-mails we all receive. Sometimes, things that are very important get lost in the large stream of other e-mails. And when it comes to the date when your project is being heard, one may have forgotten that an e-mail came in, perhaps three or four weeks earlier, and I, personally, would ask that you write to us please closer to when your item is being heard. Thank you.

#### **President Koppel:**

Let me also just echo Commissioner Moore's comments. We have enough to deal with on a weekly basis and it is a lot helpful for us if we have the official packet completed that we can reference while we are talking to members of the public. So, I am in full agreement with that, Commissioner Moore.

#### **Commissioner Moore:**

Thank you, President Koppel.

**C. DEPARTMENT MATTERS****6. Director's Announcements**

None

**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 Manager of Legislative Affairs

**Land Use Committee**

- 201034 Planning Code - Landmark Designation - 4767-4773 Mission Street (aka the Royal Baking Company Building)

This week the Land Use Committee considered the landmark designation for the Royal Baking Company building at 4767 Mission Street. You may recall that this was already heard at the Land Use Committee this past September, but due to some clerical issues, it had to come back. As expected, all went smoothly and quickly for the Royal Baking Company this week. Supervisor Preston and Peskin joined Supervisor Safai as sponsors and the item and it was quickly forwarded to the Full Board with a positive recommendation.

**Full Board**

- 200825 Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed 617 Sanchez Street Project

At the Full Board this week, the Board considered the CEQA Appeal for 617 Sanchez Street. The project proposed the demolition of a two-story single-family home and the construct a 4,200 sq. ft. single-family home. Commissioners, you heard this item in February of this year as a discretionary review application and approved the project without taking discretionary review.

After public comment, Supervisor Mandelman noted that the proposed plans had been amended after the Discretionary Review hearing and made a motion to change the project description based on those changes.

In short, the project size shrunk slightly to 4,028 sq. ft., and instead of one single large unit, the project now includes one 2,800-square-foot, single-family home and a 1,200-square foot Accessory Dwelling Unit.

After those changes were accepted Supervisor Mandelman made a motion to deny the appeal and uphold the project based on the proposed revisions.

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

There is no report from the Board of Appeals, but the Historic Preservation Commission did meet yesterday, for a short hearing, and considered five Legacy Businesses Registry applications, and adopted recommendations for approval to the Small Business Commissions for all five including Bimbo's, Marcello's Pizza, Surfaces by David Bonk, Giorgio's Pizzeria and Japan Video and Media.

**D. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Georgia Schuttish – Mary Brown's study, Barrel-Front Mediterranean Revival homes

**E. 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.

8. [2020-008417CWP](#) (M. SMALL: (628) 652-7373)  
RECOVERY STRATEGIES FRAMEWORK – Informational Presentation – The Directors of the Planning Department, Office of Economic and Workforce Development, and the Mayor's Office of Housing and Community Development will discuss the coordinated response, centered on racial and social equity, to the current economic and health crises and the Economic Recovery Task Force Report.  
*Preliminary Recommendation: None – Informational*

**SPEAKERS:** = Rich Hillis – Staff presentation  
 = Joaquin Torres – Director of OEWD presentation  
 = Eric Shaw – Director of MOHCD presentation  
 + Corey Smith – Appreciate recommendations and recognize challenges  
 + Georgia Schuttish – Preservation of homes  
 + Anastasia Yovanopolous – Weigh all considerations  
 + Gabriela Ruiz – Low income and vulnerable communities  
 + Curtis Bradford – Ensure that equity is the center of conversation  
 + Jeremy Paul – Stay for next item

**ACTION:** Review and Commented

9. [2020-009008PCA](#) (V. FLORES: (628) 652-7525)  
LIGHT MANUFACTURING AND WHOLESALE STORAGE USES IN THE 24<sup>TH</sup> STREET-MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT [BF 201060] – Planning Code Amendments – Ordinance amending the Planning Code to allow Light Manufacturing and Wholesale Storage uses in the 24th Street-Mission Street Neighborhood Commercial Transit District, in specific circumstances; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.  
*Preliminary Recommendation: Approve*

SPEAKERS: = Veronica Flores – Staff presentation  
 + Amy Beinart – Legislative aide to Supervisor Ronen  
 + Jeremy Paul – Planning Code Enforcement policy  
 ACTION: Approved  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
 RESOLUTION: 20815

10. [2012.06400 FA-2](#) (L. HOAGLAND: (628) 652-7320)  
598 BRANNAN STREET – northeast intersection of 5<sup>th</sup> and Brannan Streets, Lots 045, 050, 051 & 052 on Assessor's Block 3777 (District 6) – Request for an **Office Development Authorization**, pursuant to Planning Code Sections 321, 322 and 848, for Phase 2 or approximately 211,601 gross square feet of office use of the approved project at 598 Brannan Street, which was authorized by the Planning Commission on June 6, 2019 (See Planning Commission Motion Nos. 20459 and 20460). Phase 2 includes new construction of a mixed-use office building reaching a height of 150 feet (170 ft. to top of rooftop mechanical screening), located mid-block on Bryant Street, with 211,601 square feet of office use, 11,054 square feet of combined retail and PDR and 5,546 square feet of child care facility. Overall, the approved project included demolition of the existing four buildings and new construction of three new mixed-use/office buildings and one new residential building with a total of 922,737 square feet of office use, approximately 65,322 square feet of PDR/retail use, 5,546 square feet of child care use, 63,824 square feet of residential use, approximately 200 off-street below-grade parking spaces, and approximately 19,336 square feet of privately-owned public open space (POPOS). The project site is located within the Central SoMa Mixed-Use Office Zoning District, Central SoMa Special Use District, Western SoMa Eastern Neighborhoods and 40-X, 50-X, 130-X and 160-CS 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 November 12, 2020)

SPEAKERS: = Linda Ajello Hoagland – Staff report  
 + Carl Shannon – Project sponsor  
 + Carla Laurel – Support  
 + Misha Olivas – Support  
 - Marjorie – Rethink condo project, will block light  
 + David Woo – Affordable housing  
 = Corey Teague – Response to questions  
 ACTION: Approved with Conditions  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
 MOTION: 20816

- 11a. [2018-008259SHD](#) (A. PERRY: (628) 652-7430)  
2030 POLK STREET/1580 PACIFIC AVENUE – northeast corner at the intersection of Polk Street and Pacific Avenue; Lot 011 in Assessor's Block 0573 (District 3) – Request for Planning Commission consideration of **Adoption of Shadow Findings** pursuant to Section 295 that shadows from the project would not adversely affect use of Helen Wills Park under the jurisdiction of the Recreation and Park Commission. The Project proposes to

demolish the existing commercial building and parking lot on the project site and construct a six-story, 65-foot-tall mixed-use building with 53 dwelling units (approximately 60,000 square feet), approximately 7,264 square feet of ground floor retail, 32 off-street vehicle parking spaces (27 for residential use, 4 for commercial and 1 car-share), 54 Class 1 and 6 Class 2 bicycle parking spaces, and a dwelling unit mix of 1 studio unit, 27 one-bedroom, 21 two-bedroom, and 4 three-bedroom units within the Polk Street Neighborhood Commercial Zoning District and 65-A Height and Bulk District.

*Preliminary Recommendation: Adopt*

SPEAKERS: = Andrew Perry – Staff report  
+ Jon Heimdahl – Project sponsor  
+ Riyadh Ghannam – Design presentation  
+ Speaker – Support  
+ Speaker – Support  
ACTION: Adopted Findings  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
MOTION: [20817](#)

- 11b. [2018-008259CUA](#) (A. PERRY: (628) 652-7430)  
2030 POLK STREET/1580 PACIFIC AVENUE – northeast corner at the intersection of Polk Street and Pacific Avenue; Lot 011 in Assessor's Block 0573 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 121.2 and 303 to allow the development of a lot greater than 2,500 square feet and to allow for the construction of individual non-residential use sizes greater than 2,000 square feet within the Polk Street Neighborhood Commercial District. The Project is using the Individually Requested State Density Bonus Program to achieve a density bonus and requests waivers from Rear Yard (Section 134) and Bulk (Section 270). The Project proposes to demolish the existing commercial building and parking lot on the project site and construct a six-story, 65-foot-tall mixed-use building with 53 dwelling units (approximately 60,000 square feet), approximately 7,264 square feet of ground floor retail, 32 off-street vehicle parking spaces (27 for residential use, 4 for commercial and 1 car-share), 54 Class 1 and 6 Class 2 bicycle parking spaces, and a dwelling unit mix of 1 studio unit, 27 one-bedroom, 21 two-bedroom, and 4 three-bedroom units within the Polk Street Neighborhood Commercial Zoning District and 65-A 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: Same as item 11a.  
ACTION: Approved with Conditions  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
MOTION: [20818](#)

ADJOURNMENT 4:05 PM  
ADOPTED DECEMBER 17, 2020