

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

Remote Hearing  
via video and teleconferencing

Thursday, January 7, 2021  
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 1:02 PM

STAFF IN ATTENDANCE: Aaron Starr, Josh Switzky, Michael Christensen, Claire Feeney, 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. 2018-017283DRP (D. WINSLOW: (628) 652-7335)  
476 LOMBARD STREET – between Stockton and Grant Streets; Lot 017A in Assessor's Block 0062 (District 3) – Request for **Discretionary Review** of Building Permit no. 2018.1019.3722 for the construction of a one-story vertical addition and two-level below grade addition and a horizontal addition at the front to create a three-car garage; existing lightwells reduced, and decks added at the front and rear of a two-unit building within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District. One of the two units

will be enlarged 226% (6,904 gsf total). 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 January 14, 2021)**

SPEAKERS: None  
 ACTION: Continued to January 14, 2021  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

2. 2017-011977DRP-02 (D. WINSLOW: (628) 652-7335)  
3145-3147 JACKSON STREET –between Lyon and Presidio Streets; Lot 017 in Assessor’s Block 0983 (District 2) – Request for **Discretionary Review** of Building Permit no. 2018.1010.2850 for the construction of a horizontal and vertical addition to an existing single-family dwelling. The addition will include the infill of two western light wells, increase of building depth at rear, a third-floor vertical addition, rear yard decks at the second and third floors, and new rooftop deck with wood parapet walls to match existing siding located at the rear half of the 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 January 14, 2021)**

SPEAKERS: None  
 ACTION: Continued to January 14, 2021  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

3. 2013.1535CUA-02 (M. BOUDREAUX: (628) 652-7375)  
450-474 O’FARRELL STREET AND 532 JONES STREET – on the block bounded by Geary Street to the north, O’Farrell Street to the south, Taylor Street to the east, and Jones Street to the west (Assessor’s block/lot 0317/007, 0317/009, and 0317/011) (District 6) – Request to amend **Conditions of Approval** of Planning Commission Motion No. 20281, adopted September 13, 2018. A revised project scope still includes demolition of the three buildings, construction of a 13-story mixed use building with similar massing, ground floor commercial and a new church, but now proposes up to 302 group housing rooms instead of up to 176 residential units and no longer proposes residential off-street parking. At minimum, Conditions of Approval Nos. 24, 25, 26, 32, pursuant to Planning Code Sections 303, 304, 415, 166, and 155, are to be amended to reflect the project revision and status. This project has undergone environmental review pursuant to the California Environmental Quality Act and Chapter 31 of the San Francisco Administrative Code. The Planning Commission certified the Final Environmental Impact Report (EIR) for the project on September 13, 2018 (Motion No. 20279). On December 21, 2020, the Planning Department published an addendum to Final EIR for the Project. No further environmental review is required.  
*Preliminary Recommendation: Approve*  
**(Proposed for Continuance to January 21, 2021)**

SPEAKERS: Christian Hammond – Continuance  
Michael - Continuance  
ACTION: Continued to January 21, 2021  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

4. 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*  
(Continued from Regular hearing on December 17, 2020)  
**(Proposed for Continuance to January 21, 2021)**

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

5. 2020-001286CUA (M. DITO: (628) 652-7358)  
576 27<sup>TH</sup> AVENUE – east side of 27th Avenue Geary Boulevard and Anza Street, Lot 017 of Assessor's Block 1518 (District 1) – Request for a Conditional Use Authorization pursuant to Planning Code Sections 303 and 317 to demolish an existing single-family dwelling unit, constructed circa 1912, and construct a new two-family dwelling, within an 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\(h\)](#).  
**(Proposed for Continuance to February 4, 2021)**

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

12. [2019-014461CUA](#) (S. UPDEGRAVE: (628) 652-7322)  
1324-1326 POWELL STREET – east side of Powell Street and abutting Fisher Alley on the north, between Broadway and Pacific Avenues; Lot 014A in Assessor's Block 0160 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 254 and 303 for a structure over 35 feet in height in a Chinatown Mixed-Use District. The project would demolish the existing two-story, 5,650 square foot commercial building and construct a six-story, approximately 18,390 square foot mixed-use building with an Institutional Community Use on the ground floor and 17 dwelling units above in the CRNC (Chinatown Residential Neighborhood Commercial) Zoning District and 65-N Height and Bulk District in the Chinatown Planning Area. 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 March 11, 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

6. [2020-005945CUA](#) (C. FEENEY: (628) 652- 7313)  
2265 MCKINNON AVENUE – the south side of McKinnon Avenue between Upton Street and Toland Place, Lots 002A and 003 of Assessor’s Block 5588A (District 10) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 210.3, 210.4, 249.22, and 303 to establish a Volatile Materials Storage use within two existing warehouses and a lot line adjustment to combine two adjacent parcels, merging Lots 002A and 003 on Block 5588A into a single 45,070 square foot parcel, within a PDR-2 (Core Production, Distribution, and Repair Zoning District) Zoning District, Industrial Protection Zone Special Use District, and 65-J 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: [20826](#)

## C. COMMISSION MATTERS

7. Consideration of Adoption:
- [Draft Minutes for December 10, 2020](#)
  - [Draft Minutes for December 17, 2020](#)

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

8. Commission Comments/Questions

### Commissioner Tanner:

Well, I will just wish everybody a Happy New Year and hopefully our new year will be better than 2020. We are all looking forward to 2021 being-- starting out - kind of the same as 2020 ended, but hopefully ramping up to something even better. So, it is good to see you all again and thank you, and for members of the public for joining us as well.

**D. DEPARTMENT MATTERS**

## 9. Director's Announcements

**Rich Hillis, Planning Director:**

Happy New Year to all. I do just want to recognize; this week, is, Supervisor Fewer and President Yee term out as Supervisors this week. And, I just wanted to thank both of them for their work, their ongoing work with our Department. Thank you.

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

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

Good, good afternoon, Commissioners. Aaron Starr, Manager of Legislative Affairs. This week, the Land Use Committee considered two resolutions to Initiate landmark designations, both sponsored by Supervisor Peskin. The first list for One Montgomery and the other one was for the John Deere Buck Coffee Company at 447 Battery Street. Both resolutions were unanimously recommended to the Full Board.

At the Full Board this week, the Supervisors passed on second read Supervisor Ronen's ordinance that would allow light manufacturing and wholesale storage on the 24<sup>th</sup> Street - Mission NC District as well as the Mayor's ordinance that would amend the Planning Code to continue to allow existing NCDs to sell Adult Use Cannabis until they can convert to Cannabis Retail. And that is all I have for you tonight. Happy New Year. Thank you.

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

The Historic Preservation Commission did meet yesterday briefly. They only had Legacy Business Registry applications on their Agenda, but they did adopt recommendations for approval for all of them. That included the American Conservatory Theater Foundation, The Center Hardware & Supply Company, Pipe Dreams on Haight Street, Blade Runners Hair Studio and the 24<sup>th</sup> Street Dental Office.

**E. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Eric – Advocating for zero code  
Georgia Schuttish - Happy New Year. Please read the email and two attachments I sent on Tuesday, January 5, 2021 to the Commission, the Director and other Staff. It concerns fixing Section 317, something that it seems everyone believes needs fixing since there have been two attempts in the past and apparently some attempts ongoing. While I am skeptical about any "fixes" reaching fruition, I do want to point out that the Demolition Calculations were never adjusted per Section 317 (b) (2) (D) while the RH-1 Demonstrably Unaffordable Value was adjusted five times since 2009 until the legislation removing Section 317 (d) (3) (A) from the Planning Code was passed last year. This is worthy of discussion. I hope the Commission and Staff will have a chance to read the email sent on January 5, 2021. Thank you.  
Ozzie Rohm – Developers not getting loan from the bank. Request study of approved projects on sale vs. built.

Patrick – State of housing in SF, continuances delays construction  
 Speaker – Sound issues on the livestream  
 George Wooding – Developers no longer make profits

## 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. [2020-002347CWP](#) (J. SWITZKY: (628) 652-7464)  
UCSF PARNASSUS MOU – **Informational Presentation** by the Planning Department and the University of California San Francisco (UCSF) on the draft Memorandum of Understanding (“MOU”) between the City and UCSF regarding the proposed Comprehensive Parnassus Heights Plan (“CPHP”). The CPHP will guide changes and investment for the next 30 years at the Parnassus Heights campus and would accommodate up to approximately 2.05 million gross square feet of net new development at the 107-acre Parnassus campus, including approximately 750 housing units and approximately 1.15 million square feet of new clinical and research space, along with improvements in open spaces, circulation and support facilities. UCSF is seeking approval of the CPHP by the UC Regents at their meeting on January 20-21, 2021. The proposed MOU establishes commitments and investments that UCSF will make to the City in relation to implementation of the CPHP, including in areas of housing, transportation, workforce development and hiring, health care services, open space, and general coordination and process, among other topics. The commitments in the MOU are supplemental to any mitigations identified through the CEQA process.  
*Preliminary Recommendation: None – Informational*

**SPEAKERS:**

- = Joshua Switzky – Staff Presentation
- + Jeff Buckley – City Attorney’s Office Presentation
- + Brian Newman – Project Sponsor Presentation
- Dr. Teresa Palmer – Lack of commitment to hospital long-term care beds
- + Judith – Support
- + Emily Abraham – Chamber of Commerce, support
- + Michelle Maine – SF Housing Action Coalition, support
- Lori Liederman – Delay
- + Speaker – Support
- + Speaker – Support
- + Pam – Support
- + Conrad Amenta – Support
- Kathy Cone – Impact on the immediate residents, quality of life
- + Theo Gordon – Support
- Ozzie Rohm – Public comment instructions not followed, breaks agreement, affordable housing
- + Lope Yap Jr. – Murals
- Sam Deutsch – Oppose
- + Jeff Till – Quality of urban design, affordable housing
- George Wooding – Delay, no neighborhood involvement
- + Dave Brown – Support

- + Matt Regan – Support
  - + Matthew Ajiake – Support
  - + Scott – Support
  - Tes Welborn – Where are the commitments, delay
  - + Martha Ehrenfeld – Support
  - + Patrick – Support
  - + Steve Marzo – Support
  - + Benjamin – Support
  - + Speaker – Support
  - John Elberling – Affordability tiers, bad look
  - = Richard Rothman – Murals in Toland Hall
  - + Mathew Blaine – Support
  - + Michael Chan – Support
  - + Derick – Support
  - Jeff Kohl – Study traffic and transit impacts, open space reserves
  - + Dr. Brian Grady – Support
  - + Michelle Leonard Bell – Support
  - + Maria Quevedo – Support
  - + Sara Hoffman – Support
  - Speaker – Janitors
  - + Sara Ogilvie – Support
  - + Speaker – Support
  - + Speaker – Support
  - + Mark Evans – Support
  - + Corey Smith – Support
  - + Robert Fruchtman – Support
  - + Adam Buckbinder – Support
  - + Nicholas – Support
  - Speaker – Oppose
  - Anastasia Yovanopolous – MOU not finalized, how affordable
  - Speaker – Oppose
  - Speaker – Dangerous intersections, murals
  - + Speaker – 1987 MOU
  - + Miguel Bustos – Support
  - + Gene Brown – Support
  - = Rich Hillis – Response to questions
  - = Sara Jones – SFMTA, response to questions
- ACTION: Reviewed and Commented

13. [2020-007461CUA](#) (M. CHRISTENSEN: (628) 652-7567)  
1057 HOWARD STREET – the southeast side of Howard Street between Russ and Moss Streets, Lot 073 of Assessor’s Block 3731 (District 6) – Request for a Conditional Use Authorization pursuant to Planning Code Sections 202.2, 303, and 840 to establish an approximately 2,385 square-foot Cannabis Retail use (d.b.a. Blue Pen, LLC) within the ground floor commercial space of the existing two-story mixed-use building, with no on-site smoking or vaporizing of cannabis products, within the MUG ( Mixed-Use General ) Zoning District, the SoMa Youth and Family Special Use District, and 85-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 Presentation  
 + Speaker – Support  
 + Adam Shell – Support  
 + Eli Stavrinides – Project Sponsor Presentation  
 + Dave Terrell – Support  
 + Bradley – Support  
 + Johnny – Support

ACTION: Approved with Conditions  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
 MOTION: [20827](#)

14. [2020-007488CUA](#) (C. FEENEY: (628) 652- 7313)  
1095 COLUMBUS AVENUE – the west side of Columbus Avenue at the intersection of Francisco Street, Lot 032 of Assessor’s Block 0050 (District 3) – Request for a Conditional Use Authorization pursuant to Planning Code Sections 202.2, 303, 722, and 780.3 to establish an approximately 1,140 square-foot Cannabis Retail use (d.b.a. Orange Pen, LLC) within the ground floor commercial space of the existing three-story mixed-use building, with no on-site smoking or vaporizing of cannabis products, within the North Beach NCD (Neighborhood Commercial District) Zoning District, the North Beach Special Use District, and the 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: = Claire Feeney – Staff Presentation  
 + Eli Stavrinides – Project Sponsor Presentation

ACTION: Approved with Conditions  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
 MOTION: [20828](#)

ADJOURNMENT 5:08 PM  
 ADOPTED JANUARY 21, 2021