

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Remote Hearing
via video and teleconferencing

Thursday, February 18, 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, Veronica Flores, Jonathan Vimr, Chris May, Kalyani Agnihotri, Michael Christensen, Rich Sucre, 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.

1. 2013.0846DRP (D. WINSLOW: (628) 652-7335)
140-142 JASPER PLACE – between Union and Filbert Streets; Lot 032 in Assessor's Block 0103 (District 3) – Request for **Discretionary Review** of Building Permit No. 2014.0627.9672 for the construction of a third-floor vertical addition set back 12 feet from front building wall, reconfigure the rear wall, and retrofit the basement level to expand the lower unit of an existing three-story, two-family house 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 No Take Discretionary Review and Approve

(Continued from Regular hearing on December 17, 2020)

(Proposed for Continuance to March 4, 2021)

SPEAKERS: None

ACTION: Continued to March 4, 2021

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

- 12a. [2018-016808SHD](#) (M. CHRISTENSEN: (628) 652-7567)
[321 FLORIDA STREET](#) – on east side of Florida Street between 16th and 17th Streets, Lot 022 of Assessor’s Block 3965 (District 9) – 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 Franklin Square Park under the jurisdiction of the Recreation and Park Commission. The Project proposes the construction of a nine-story, 92’ tall, 154,396 square feet (sq ft) mixed-use building containing 168 dwelling units, 1,336 sq ft of Retail Sales and Service Use, and 47 off-street auto parking spaces, on a site currently developed as a private parking lot. The proposed Project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918) and proposes waivers for: the Height Limit (PC 260) and Ground Floor Ceiling Height (PC 145.1(c)(4)) requirements of the Planning Code and a concession from the Residential Open Space (PC 135) requirement of the Planning Code. The subject property is located within a UMU (Urban Mixed-Use) and 68-X Height and Bulk Districts.
Preliminary Recommendation: Adopt
 (Continued from Regular hearing on January 28, 2021)

SPEAKERS: None

ACTION: Continued to February 25, 2021

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

- 12b. [2018-016808ENX](#) (M. CHRISTENSEN: (628) 652-7567)
[321 FLORIDA STREET](#) – on east side of Florida Street between 16th and 17th Streets, Lot 022 of Assessor’s Block 3965 (District 9) – Request for a **Large Project Authorization**, pursuant to Planning Code Sections 329 and 843, for a Project which proposes the construction of a nine-story, 92’ tall, 154,396 square feet (sq ft) mixed-use building containing 168 dwelling units, 1,336 sq ft of Retail Sales and Service Use, and 47 off-street auto parking spaces, on a site currently developed as a private parking lot. The proposed Project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918) and proposes waivers for: the Height Limit (PC 260) and Ground Floor Ceiling Height (PC 145.1(c)(4)) requirements of the Planning Code and a concession from the Residential Open Space (PC 135) requirement of the Planning Code. The subject property is located within a UMU (Urban Mixed Use) and 68-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 January 28, 2021)

SPEAKERS: None
 ACTION: Continued to February 25, 2021
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

14. [2019-012567DRP](#) (D. WINSLOW: (628) 652-7335)
36 DELANO AVENUE – between San Juan and Santa Ysabel Avenues; Lot 008 in Assessor's Block 3152 (District 11) – Request for **Discretionary Review** of Building Permit no. 2019.0605.2592 for the construction of a three-story, horizontal addition at the rear of an existing three-story, single family residence within a RH-1 (Residential-House, One 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 with Modifications
 (Continued from Regular hearing on January 28, 2021)

SPEAKERS: None
 ACTION: Withdrawn

B. COMMISSION MATTERS

2. Consideration of Adoption:
- [Draft Minutes for January 28, 2021](#)
 - [Draft Minutes for February 4, 2021](#)

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

3. Commission Comments/Questions

Commissioner Tanner:

Good afternoon Commissioners. Just want to remind everyone that it is still Black History Month for about a week and a half longer. Hard to believe we're most of the way through February already, but just want to encourage folks even though you have to maybe shelter in place or not get out as much, there are great number of online events and also a lot of great films on streaming if you want to celebrate Black History Month in that way. So, happy Black History Month everyone.

Commissioner Fung:

I have a request for the Director. Recent news has brought forth, a couple of programs are being discussed related to the elimination of Exclusionary Zoning, specifically in Berkeley and Sacramento. And I think perhaps it would also be interesting to see what Portland is doing since they are a larger urban setting. Would it be possible for staff to provide an analysis and summary of what is being proposed there in those programs to the Commission?

Rich Hillis, Planning Director:

Absolutely Commissioner. We will do that. We're going to be before you too in – I believe in March to talk about our Housing Element Work which this will certainly be a topic of

discussion during that presentation, but in advance of that, happy to provide you with information on what other jurisdictions are doing. As well, I think we talked about Supervisor Mandelman's legislation...

Commissioner Fung:
Right.

Rich Hillis, Planning Director:

That's being proposed because he hasn't submitted or he hasn't submitted it yet. But he intends to submit legislation that would upzone – some areas still do allow fourplexes currently areas zoned RH-1 to RH-3 to allow fourplexes around train stations and on corner lots, but we'll provide you with an update. Sacramento, I think, is doing it as part of their General Plan update, so, they kind of announced it and indicated that's the direction they are going. I don't think they legislated it yet, but happy to provide those details.

Commissioner Fung:
Great. Thank you.

C. DEPARTMENT MATTERS

4. Director's Announcements

None

5. 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. The Board was off this week because of President's Day, but they did meet last week while you were on break. At last week's Land Use Committee entertained the technical corrections and amendments to various Central South of Market Area Zoning provisions. However, the item was continued to the call of the Chair so that staff could have more time to brief the Land Use Committee.

At the Full Board last week, they considered a 6-month retractive extension for the Planning Commission's ordinance that would allow temporary uses of hotels and motels for permanent supportive housing. This is preceded by a clerical procedure just to give more time for the author to do public outreach. However, the item was continued until February 23rd of this year over disagreement by its necessity and the merits or the ordinance expressed by Supervisor Peskin. And then also there were two 90-day extensions for the Historic Preservation Commission to review initiations. The first was for the landmark status at 447 Battery Street and the second one was for 1 Montgomery Street. And that is all I have for you today.

Jonas P. Ionin, Commission Secretary:

Thank you, Mr. Starr. I did not receive a report for the Board of Appeals. However, the Historic Preservation Commission did meet yesterday and they had a short but -- conversation regarding the San Francisco Unified School District's school renaming effort and directed staff to draft a letter on their behalf, addressed to the San Francisco Unified

School District Board, basically, expressing their dismay over the proposed effort. They also considered the landmark designation for the Lyon-Martin House at 649-651 Duncan Street. The longtime home of pioneering lesbian activists, Phyllis Lyon and Del Martin. They forwarded a resolution recommending landmark designation to the Board of Supervisors. However, they omitted any reference to the adjacent vacant parcel that was a part of the initial landmarking effort. And then, finally, they had a very long item at 55 Hagiwara Tea Garden Drive related to the Observation Wheel and the Rec and Park request to extend that temporary authorization for a period of an additional 4 years. Supervisor Chan requested that the Historic Preservation Commission continue the matter to allow her to meet with both sides of the issue and to come to some form of resolution. And so, the Commission, after hearing, continued the matter to their next hearing on March 3rd.

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Email sent to Commissioners regarding 2 unoccupied homes on Sanchez Street, demo calcs didn't cross thresholds.
Michael – Florida Street continuance

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.

6. [2020-011581PCA](#) (V. FLORES: (628) 652-7525)
CHINATOWN MIXED-USED DISTRICTS [BF 201326] – **Planning Code Amendments** – Ordinance amending the Planning Code to prohibit retail workspace in Chinatown Mixed-Use Districts; 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 and convenience under Planning Code, Section 302.
Preliminary Recommendation: Approve

SPEAKERS: = Veronica Flores – Staff Report
+ Laurel Arvanitidis – OEWD Presentation
+ Mathias – Support
ACTION: Approved
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
RESOLUTION: [20854](#)

8. [2019-020938CUA](#) (J. VIMR: (628) 652-7319)
1 MONTGOMERY STREET – northwest side of Montgomery Street at its intersection with Post Street; Lots 001A and 002 in Assessor's Block 0292 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303, to convert 7,653 square feet of retail space to office space at the basement and ground floor as part of the overall provision of approximately 15,238 square feet of new, additional office space. Associated interior alterations, including the expansion of the mezzanine level, are also proposed. No expansion of the building envelope is proposed, and the

existing privately owned public open space at the roof would be retained. The project site is located within the Downtown-Office (C-3-O) Zoning District and 250-S 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 December 17, 2020)

SPEAKERS: = Jonathan Vimr – Staff Presentation
 + Rob Zirkle – Project Sponsor Presentation
 + Chris Reid – Project Sponsor Presentation, response to questions
 = Kate Stacy – City Attorney

ACTION: Approved with Conditions as Amended by Staff; and the Commission to include a provision for a commercial/retail use under the Public Access condition.

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

NAYS: Moore

MOTION: [20855](#)

7. [2021-001452PCA](#) (A. STARR: (628) 652- 7533)
EXPANDED COMPLIANCE CONTROL AND CONSUMER PROTECTIONS WHERE HISTORY OF SIGNIFICANT VIOLATIONS (BF 210015) – Building Code Amendment – **Informational Presentation** on an ordinance amending the Building Code to implement expanded compliance control and consumer protection provisions for projects, individuals, agents, and entities with a history of significant violations; and affirming the Planning Department’s determination under the California Environmental Quality Act.
Preliminary Recommendation: None - Informational

SPEAKERS: + Amy Beinart, Legislative aide to Sup. Ronen – Presentation

ACTION: Reviewed and Commented

- 9a. [2018-011430CUA](#) (C. MAY: (628) 652-7359)
1776 Green Street – north side of Green Street between Octavia and Gough Streets, Lot 006 in Assessor’s Block 0544 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 to permit a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five new residential units within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. The Conditional Use Authorization request is to exceed the principally permitted dwelling unit density limit for the respective zoning 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
 + Georgianna Kleman – Project Sponsor Presentation
 = Speaker – Front and rear setback requirements
 + Speaker – Support
 - Speaker – Setbacks
 = Corey Teague – Response to questions related to variance
 + Speaker – Project sponsor response to questions

ACTION: Approved with Conditions as amended to include a min. of 15 bicycle parking spaces, of which 10 may be vertical.
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20856](#)

- 9b. [2018-011430VAR](#) (C. MAY: (628) 652-7359)
1776 GREEN STREET – north side of Green Street between Octavia and Gough Streets, Lot 006 in Assessor's Block 0544 (District 2) – Request for **Variances** from the front setback and rear yard requirements of Planning Code Sections 132 and 134, respectively, to permit a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five new residential units within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 9a.
 ACTION: ZA closed the PH and indicated an intent to Grant.

10. [2020-008388CUA](#) (K. AGNIHOTRI: (628) 652-7454)
235 CLEMENT STREET – the south side of Clement Street between 3rd and 4th Avenues, Lot 040 of Assessor's Block 1435 (District 1) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 716 to establish an approximately 1,404 square-foot Cannabis Retail use (d.b.a. Gnarly Narwhal 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 Inner Clement Street NCD (Neighborhood Commercial District) 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: = Rich Hillis – Introduction
 = Kalyani Agnihotri – Staff Report
 + Drakari Donaldson – Project Sponsor Presentation
 + Sebastian – Support
 + Ron Richards – Support
 + Graham Goodwin – Support
 + Mark Carrillo – Support
 + David – Support
 + Ricardo Solis – Support
 + Angus – Support
 + Doug Parrish – Support
 + Lulu – Support
 + Speaker – Support
 + Speaker – Support
 + Vicky – Support
 + Michael – Support

ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20857](#)

11. [2018-014795ENX](#) (M. CHRISTENSEN: (628) 652-7567)
1560 FOLSOM STREET – irregular lot bounded by Folsom, 11th, and Kissling Streets; Lots 009, 066-068 in Assessor’s Block 3516 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Sections 329, 813, 823, and 844 for a Project which proposes to demolish five existing industrial buildings at the project site, merge four existing lots into two new lots, vacate a portion of Burns Place (a public alleyway), and construct two new buildings at the site. The first building, fronting Kissling Street, is proposed as a seven-story, 83.5’, 65,575 sq ft residential building containing 56 dwelling units and 36 off-street auto parking spaces. The second building, fronting Folsom and 11th Streets, is proposed as an eight-story, 85’ tall, 200,049 sq ft mixed-use building containing 188 dwelling units and 47 off-street auto parking spaces. The subject property is within the WMUG (Western SoMa Mixed-Use General) and RED (Residential Enclave) Zoning Districts, Western SoMa Special Use District, and 40-X and 55-X Height and Bulk Districts. The proposed Project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918) and proposes waivers for: the Height Limit (PC 260), Rear Yard (PC 134), Dwelling Unit Exposure (PC 140), Narrow Streets Height Limit (PC 261.1), and Horizontal Mass Reduction (PC 270.1) requirements of the Planning Code. 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 February 4, 2021)

SPEAKERS: = Michael Christensen – Staff Report
 + Eric Tao – Project Sponsor Presentation
 + Bob – Support
 + Daniel – Project sponsor response to questions
 + Chris – Project sponsor's architect
 = Rich Sucre – Response to questions

ACTION: Approved with Conditions; adding a Finding, recognizing the desire for outdoor open space, encouraging the Sponsor to pursue providing private usable outdoor open space.

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

MOTION: [20858](#)

- 13a. [2017-013728CRV](#) (M. CHRISTENSEN: (628) 652-7567)
1021 VALENCIA STREET – located on the east side of Valencia Street between 21st and 22nd Streets, Lot 024 in Assessor’s Block 3616 (District 9) – Request for **Concession/Incentive and Waiver from Development Standards**, pursuant to Planning Code Section 206.6 and California Government Code Section 65915 under State Density Bonus Law. The Project proposes to demolish an existing one-story 20’ tall automotive repair building and construct a new six-story 65’ tall (75’ to penthouse) mixed-use building with 2,393 sq. ft. of retail sales and service area at the basement and ground level and 24 dwelling units including 12 one-bedroom and 12 two-bedroom units on levels one through six within the Valencia NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. Under the State Density Bonus, the Project requests Waivers from Height Limit, Rear Yard, Usable Open Space, and Dwelling Unit Exposure. 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: Adopt Resolution

(Continued from Regular hearing on January 14, 2021)

SPEAKERS: - Ryan Patterson – DR Requestor, continuance
 ACTION: Continued to March 11, 2021
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

- 13b. [2017-013728DRP-02](#) (D. WINSLOW: (628) 652-7335)
1021 VALENCIA STREET – between 22nd and 21st Streets; Lot 024 in Assessor's Block 3616 (District 9) – Request for **Discretionary Review** of Building Permit No. 2020.0825.2609 for the demolition of an existing one-story, 20' tall automotive repair building and construction of new six-story, 65' tall mixed-use building with 2,393 sq. ft. of retail sales and service area at the basement and ground level and 24 dwelling units including 12 one-bedroom and 12 two-bedroom units on levels one through six within the Valencia NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.
 (Continued from Regular hearing on January 14, 2021)

SPEAKERS: Same as Item 13a.
 ACTION: Continued to March 11, 2021
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

F. 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.

15. [2019-021383DRP-02](#) (D. WINSLOW: (628) 652-7335)
1615-1617 MASON STREET – between Vallejo and Green Streets; Lot 006 in Assessor's Block 0128 (District 3) – Request for **Discretionary Review** of Building Permit No. 2019.1024.5503 for the construction of a fourth-floor vertical addition to an existing two-story, two-unit residential building to an existing three-story, two-family house 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

SPEAKERS: = David Winslow – Staff Presentation
 - Greg Ryken – DR Requestor Presentation
 + Kelly Melendez – Project sponsor Presentation
 ACTION: No DR
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 DRA: [737](#)

ADJOURNMENT 5:02 PM
 ADOPTED MARCH 4, 2021