

# SAN FRANCISCO PLANNING COMMISSION



**Thursday, February 25, 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 1:01 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Diego Sanchez, Veronica Flores, Claudine Asbagh, Michael Christensen, Rich Sucre, 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. 2013.0614ENX-02 (M. CHRISTENSEN: (628) 652-7567)  
600 SOUTH VAN NESS – southeast corner of South Van Ness Avenue at 17<sup>th</sup> Street; Lots 139-168 of Assessor's Block 3575 (District 9) – Request for **Large Project Authorization**, pursuant to Planning Code Sections 329 and 843, for a Project which requests to amend Condition of

Approval Numbers 22-27 of Planning Commission Motion No. 19378 to authorize the recently-constructed five-story, 27-unit residential project to comply with the inclusionary housing requirements of Planning Code Section 415 through the payment of an in-lieu fee rather than by providing four on-site Below Market Rate units. The Project Site is located within a UMU (Urban Mixed Use) 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*

**(Proposed for Continuance to March 4, 2021)**

SPEAKERS: None  
 ACTION: Continued to April 1, 2021  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Tanner

2. 2019-015785DRP (D. WINSLOW: (628) 652-7335)  
2375 FUNSTON AVENUE – near Taraval Street; Lot 013 in Assessor's Block 2342 (District 7) – Request for **Discretionary Review** of Building Permit No. 2019.0510.0311 for the construction of a two-story horizontal rear addition and a third-floor vertical addition with front and rear roof decks above existing second floor to an existing two-story single-family home within a RH-1(D) (Residential-House, One-Family- Detached) 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*

**(Proposed for Continuance to April 1, 2021)**

SPEAKERS: None  
 ACTION: Continued to April 1, 2021  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Tanner

3. 2016-012135CUA (G. PANTOJA: (628) 652-7380)  
2214 CAYUGA AVENUE AND 3101 ALEMANY BOULEVARD – between Sickles Avenue and Regent Street; Lots 001 and 034 in Assessor's Block 7146 (District 11) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317, and 710 for the demolition of an existing two-story, single family residence and the construction of four new four-story, 40-foot, residential buildings containing a total of seven dwelling units, approximately 15,196 square feet in area, and seven Class 1 bicycle parking spaces within a NC-1 (Neighborhood Commercial, Cluster) and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on December 10, 2020)

**(Proposed for Continuance to April 29, 2021)**

SPEAKERS: None  
 ACTION: Continued to April 29, 2021  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Tanner

4. 2019-020740CUA (A. KIRBY: (628) 652-7336)  
468 TURK STREET – north side of Turk Street between Larkin and Hyde Streets; Lot 006 of Assessor’s Block 0336 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3, 253 and 303, to allow construction of a residential base project exceeding 50 feet in height at the street frontage for a project that would construct a new nine-story, 86-ft tall, residential building (approximately 35,090 square feet) with 101 group housing units, and making findings of eligibility for the individually requested State Density Bonus. The project would utilize the State Density Bonus law (California Government Code Sections 65915-65918) and receive waivers for: height limit (Planning Code Sec. 260) upper story setback (Planning Code Sec. 132.2), and rear yard (Planning Code Sec. 134) requirements of the planning code. The project site is located within a RC-4 (Residential – Commercial, High Density) Zoning District, North of Market Special Use District Subarea 1, Uptown Tenderloin Historic District, and 80-T 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 Indefinite Continuance)**
- SPEAKERS: None  
 ACTION: Continued to March 25, 2021  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Tanner
5. 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, nine below-grade off-street parking spaces, one car-share parking space, 30 Class 1 bicycle parking spaces, and two 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 November 19, 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. On November 19, 2020, without hearing, continued to January 14, 2021 by a vote of +7 -0. January 14, 2021, without hearing, continued to February 25, 2021 by a vote of +7 -0.**  
**(Proposed for Indefinite Continuance)**
- SPEAKERS: None  
 ACTION: Continued Indefinitely  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Tanner
6. 2018-006863DRP (D. WINSLOW: (628) 652-7335)

1263-1265 CLAY STREET – between Jones and Taylor Streets; Lot 032 in Assessor’s Block 0221 (District 3) – Request for **Discretionary Review** of Building Permit No. 2018.0917.0506 to demolish an existing one-story garage on the east side of the subject lot and construct a new four-story single family residence adjacent to the existing two-unit dwelling on the west side of the lot. The existing garage structure currently provides one parking space and two storage spaces. The new approximately 3,200 square foot residence would include one parking space, four bedrooms and a 250 square foot roof deck. The project has been modified to include two residential dwellings within a RM-3 (Residential-Mixed, High Density) 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: Do Not Take Discretionary Review and Approve*

**WITHDRAWN**

SPEAKERS: None  
ACTION: Withdrawn

## 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

7. [2020-008305CUA](#) (E. WU: (628) 652-7415)  
2853 MISSION STREET – east side of Mission Street between 24<sup>th</sup> and 25<sup>th</sup> Streets, Lot 027 of Assessor’s Block 6517 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, 754, and 781.5, to establish an approximately 4,515 square-foot General Retail Sales and Service Formula Retail Use (d.b.a. Metro PCS by T-Mobile) in a vacant single-story commercial building within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk Districts. There will be no expansion of the existing building envelope. Awning and signage changes will be made to the building’s front façade. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
ABSENT: Tanner  
MOTION: [20859](#)

8. [2018-012222CUA](#) (M. CHRISTENSEN: (628) 652-7567)  
1385 CARROLL AVENUE – southeast side of Carroll Avenue between Griffith and Ingalls Streets; Lot 018 of Assessor’s Block 4883 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.3 and 303, to allow the legalization of an existing 14,000 square Industrial Agriculture facility which has operated since 2013

without the benefit of a permit, within the existing double-height one-story industrial building, including the addition of a second floor within the structure. The project site is located within a PDR-2 (Production, Distribution & Repair - Core) 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: None  
 ACTION: Approved with Conditions  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Tanner  
 MOTION: [20860](#)

## C. COMMISSION MATTERS

### 9. Commission Comments/Questions

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

If you would indulge me for just one moment Commissioners. I am pleased to announce that Laura Lynch of the Planning Department had accepted my offer to join the Office of Commission Affairs as our new manager. So, welcome Laura and today is her official start date. So, when she ramps up, I will be taking some time off and she'll be acting in my stead.

## D. DEPARTMENT MATTERS

### 10. Director's Announcements

**Rich Hillis, Planning Director:**

Good afternoon, Commissioners. Just wanted to mention some nominations the Mayor made to the Historic Preservation Commission. Four seats were up and expired at the end of last year. The Mayor reappointed Diane Matsuda, who is currently serving as the Vice President, as well as Chris Foley. She nominated Ruchira Nageswaran, who is an architect with Knapp Architects in San Francisco, for seat 1 which is currently occupied by Commissioner Hyland. And seat 3, there's been no nomination yet made in that seat currently held by Commissioner Pearlman. So, I think – the three nominees are at Rules Committee next Monday, could be at the Board on Tuesday, then seated for next Wednesday's Commission hearing. Thank you.

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

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

I don't have any report from the Board of Appeals and the Historic Preservation Commission did not meet yesterday, but you were advised of the current situation at the Historic Preservation Commission by the Director just now.

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

Good afternoon, Commissioners. Aaron Starr, Manager of Legislative Affairs. This week at the Land Use Committee, the Committee considered legislation associated with the development of 542 Howard Street, also known as Parcel F, sponsored by Supervisor Haney. The project included a zoning and height map amendment, a development agreement, and a consent provision. The zoning map amendment would rezone the site from a split P District, C-3-O SD to just the C-3-O SD and to reclassify the height and bulk designation for a portion of the project site. Commissioners, you heard this item on January 9<sup>th</sup> of last year and voted to recommend approval. There was significant discussion of this item at the Land Use Committee where Supervisor Peskin taking exception to the idea that Prop K or Section 295 of the Planning Code specifically granted the Planning Commission or the Recreation and Parks Commission the broad authority to increase shadow budget for parks. Peskin is most interested to the impacts on the Willie Woo Woo Wong Playground in Chinatown as the park shadow budget was increased in 2012 to accommodate some of the Transbay Development including Parcel F. In the end, the item was continued to March 8<sup>th</sup> so that the project sponsor can continue community engagement and staff can provide follow up on questions posed by the Committee.

At the Full Board this week, the 6-month retroactive extension for the Planning Commission review of— that would allow a Temporary Use of Hotels and Motels for permanent Supportive Housing was filed at as—the item was tabled, sorry, as the ordinance was filed by the Mayor, so, there's no need to seek any extension. So, that will not be coming to you at least under the current Board File Number. And that concludes my report and I am happy to take any questions.

**E. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Georgia Schuttish - Two attachments w/background info on Demolition vs. Alteration issues. Please read. One is the DBI/Planning Staff Handout for 4/12/2018 joint hearing on Demolition. Pages 5-13 are info on Section 317 TTD. However, no mention of Section 317 (b) (2) (D) which empowers CPC to adjust the numerical values of the Demo Calcs. Page 15 reads, "Building permits for vertical additions are the most common source of unauthorized demolition". Would a descriptive or qualitative definition of TTD work better in Section 317? For example: Vertical and Horizontal Expansion with Facade Alteration/Removal = TTD. Or would adjusting Calcs resolve TTD? Second attachment is five pages, memo to BIC/Planning Commissioners for 4/12/2018 joint hearing with suggestions for dealing with Demolition. Also includes 2015 email correspondence with DBI and Planning Staff regarding "Alterations" and problems.

**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. [2020-006803PCA](#) (D. SANCHEZ: (628) 652-7523)  
CODE CORRECTIONS 2020 – Adoption of **Planning Code Amendments** to correct typographical errors, update outdated cross-references, and make non-substantive revisions to clarify or simplify Code language; 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 adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.  
*Preliminary Recommendation: Approve*
- SPEAKERS: = Diego Sanchez – Staff Report  
 = Austin Yang – City Attorney
- ACTION: Approved
- AYES: Chan, Diamond, Fung, Moore, Koppel
- NAYS: Imperial
- ABSENT: Tanner
- RESOLUTION: [20861](#)
13. [2021-000541PCA](#) (V. FLORES: (628) 652-7525)  
CEQA APPEALS [BF 201284] – **Administrative Code Amendments** – Ordinance amending the Administrative Code to allow certain projects to proceed while an appeal of the project’s determination under the California Environmental Quality Act (CEQA) is pending before the Board of Supervisors, and modifying requirements for appeals to the Board of Supervisors for certain projects under CEQA.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- SPEAKERS: = Veronica Flores – Staff Report  
 + Sarah Jones – SFMTA Presentation  
 + Speaker – Support  
 + Janice Lee – Support  
 + Jordan – Support  
 - Katherine Howard – Oppose  
 = Kate Stacy – City Attorney response to questions
- ACTION: Adopted a Recommendation for Approval
- AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel
- ABSENT: Tanner
- RESOLUTION: [20862](#)
14. [2016-008515CUA](#) (L. HOAGLAND: (628) 652-7320)  
1049 MARKET STREET – southeast side of Market Street on a thru lot to Stevenson Street; Lot 067 of Assessor’s Block 3703 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2, 303, and 317 to allow the removal of 77 unauthorized dwelling units and a vertical subdivision to create two new air space parcels, Parcels A and B. The Project includes interior remodeling of the existing building to create 15 new dwelling units which are integrated with the space of artists, artisans, or other crafts persons, totaling roughly 8,400 square feet on the second floor; the restoration of office space previously used as unauthorized dwelling units on the ground-floor, mezzanine, and second to fifth-floor levels; and the removal and conversion of six existing live-work units to office space on the sixth-floor level. No changes would be made to the exterior of the

building except for the in-kind replacement of storefront doors along the Market Street façade. The project site is located within the C-3-G (Downtown General Commercial) Zoning District, Market Street Theatre, Loft Historic District and 90-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: = Claudine Asbagh – Staff Report  
 + Amy Bogart – Project Sponsor Presentation  
 + Steve Collier – Tenderloin Housing Clinic  
 + Naomi Cooper – Affordable housing  
 + Shandra – Affordable housing  
 ACTION: Approved with Conditions  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
 MOTION: [20863](#)

- 15a. [2018-016808SHD](#) (M. CHRISTENSEN: (628) 652-7567)  
321 FLORIDA STREET – on east side of Florida Street between 16<sup>th</sup> and 17<sup>th</sup> 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 February 18, 2021)

SPEAKERS: = Michael Christensen – Staff Report  
 + Mark MacDonald – Project Sponsor Presentation  
 + Glen Rescalvo – Design Presentation  
 + Speaker – Support  
 + Neela Gentile – Support  
 + Moy Eng – Support  
 + Cliff Barger – Support  
 - Richard Brown – Access to sun  
 + Speaker – Support  
 - Speaker – Solar panels  
 + Speaker – Support  
 + Bobby Wise – Support  
 + Speaker – Support  
 + Sara Ogilvie – Support  
 + Corey Smith – Support  
 + Daniel Gregg – Support



+ Jay – Support  
 + Samantha – Support  
 + Jolene – Support  
 + Speaker – Support  
 - Michael – Opposed  
 = Rich Sucre – Response to questions

ACTION: Adopted Findings  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Koppel  
 NAYS: Moore  
 MOTION: [20864](#)

- 15b. [2018-016808ENX](#) (M. CHRISTENSEN: (628) 652-7567)  
321 FLORIDA STREET – on east side of Florida Street between 16<sup>th</sup> and 17<sup>th</sup> 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 February 18, 2021)

SPEAKERS: Same as item 15a.

ACTION: Approved with Conditions as amended to include:

1. Incorporating changes provided by the Sponsor.
2. Pursue additional roof-top open space.
3. Explore two-bedroom units on the ground floor; and
4. Return to the CPC for final design review.

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: [20865](#)

ADJOURNMENT 4:01 PM  
 ADOPTED MARCH 11, 2021