

# SAN FRANCISCO PLANNING COMMISSION



**Thursday, March 11, 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 1:03 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Andrew Perry, Gabriela Pantoja, Jennifer McKellar, Gretel Gunther, Michael Christensen, 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. 2013.1535CUA-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, for a project located in a RC-4 (Residential- Commercial, High Density) Zoning District, North of Market Residential Special Use District and 80-130-T Height and Bulk District. 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.

*Preliminary Recommendation: Approve Amendments*

(Continued from Regular hearing on February 4, 2021)

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

SPEAKERS: Tes Welborn – Support continuance, permanent housing

ACTION: Continued to April 1, 2021

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

2. 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*

**(Proposed for Indefinite Continuance)**

SPEAKERS: None

ACTION: Continued Indefinitely

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

3. [2020-005471CUA](#) (K. BOTN: (628) 652-7311)  
 3741 BUCHANAN STREET – west side of Buchanan Street between North Point Street and Marina Blvd; Lot 047-048 in Assessor's Block 0445A (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1 and 711 to establish an approximately 6,966 square-foot Formula Retail Instructional Services use within a NC-2 (Neighborhood Commercial, Small Scale) 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: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
 MOTION: [20870](#)

- 4a. [2019-000969DRP-02](#) (D. WINSLOW: (628) 652-7335)  
 4822 19<sup>TH</sup> STREET – between Caselli and Market Streets; Lot 031 in Assessor's Block 2689 (District 8) – Request for **Discretionary Review** of Building Permit Application no. 2019.0115.0455 to construct a new two-story over basement, single-family residence on an existing vacant lot. The proposed building will be approximately 2,310 square feet in area, measure approximately 22 feet 1 inch in depth, and 55 feet 9 inches in width at maximum within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. The proposal requires a Variance from the rear yard requirements. 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: None  
 ACTION: Took DR and Approved with modifications  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
 DRA: [738](#)

- 4b. [2019-000969VAR](#) (G. PANTOJA: (628) 652-7380)  
 4822 19<sup>TH</sup> STREET – between Caselli Avenue and 18<sup>th</sup> and Market Streets, Lot 031 in Assessor's Block 2689 (District 8) – Request for a **Variance** pursuant to Planning Code Section 134 for the construction of a new two-story over basement, single-family residence on an existing vacant lot within a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District. The proposed building will encroach 5 feet into the required rear yard.

SPEAKERS: None  
 ACTION: ZA closed the PH and indicated an intent to Grant

## C. COMMISSION MATTERS

5. Consideration of Adoption:
- [Draft Minutes for February 25, 2021](#)

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

6. Commission Comments/Questions

**Commissioner Tanner:**

Thank you. Just want to make a comment and a question to Director Hillis. You know, we are slowly reopening things and I know it will be a while before we have any sense of herd immunity or even how vaccines and variants are going, but I do look forward, hopefully sometime this calendar year being in the chamber with all of you at a Planning Commission meeting in person. But I also think for many of us there is no going back just to the way things were. The genie is out of the bottle, we can do things remotely, we can figure out how to have people engaged even if they are not with us physically. And so I just want to hope -- I hope that we as a City are able to take some of the good that we have learned in terms of public engagement and remote meetings or remote engagement beyond just emails that members of the public can send in. So, I just wanted, Director Hillis, if you have a sense of timeline. I mean, I know the City has a lot to worry about besides getting back to chamber meetings. So, maybe that's just way in the future. Maybe just your best guess if you want to hazard one and just any conversations that staff or others have been having about how to keep the good that we have gained from learning on how to do things remotely.

**Rich Hillis, Planning Director:**

Yes. Great question and we are all starting to think and plan for that time when, and hopefully sooner rather than later, when we can reoccupy the offices and have Commission meetings in-person. So, on the Department level, we have formed a working group to really look at how our policies about remote work should and will change. And so, we'll definitely have to stop all the changes our policies how staff can work remotely and when that's appropriate and when it may not be. And then, I think, the bigger question, you know, similar question about Commissions and public meetings, you know, we are going to have to work with the City Administrators Office and the Mayor's Office to figure that out on a Citywide level. And I don't know, Jonas, you may want to chime in also, but probably we'll take more of a lead from the Board of Supervisors. But I think we'll be at the table in those discussions, too, as a Department, that has obviously robust public meetings every week. No details yet.

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

I'll only add that I have requested the conversation to begin with the Commission Secretary's group, but it will be likely that we'll be taking the Board of Supervisors lead on how they continue to proceed when they resume hearings in their chambers.

**Commissioner Tanner:**

Okay, great. Thank you so much, I appreciate that.

**Rich Hillis, Planning Director:**

Thank you.

**Commissioner Moore:**

I wanted to suggest that when time is allowed, perhaps Commissioners could get a tour of the new office building. We saw it under construction but what is finished now is very different from when we saw it. [inaudible] As you are considering potentially coming back to City Hall, obviously the Supervisor's Chamber is far more spacious than what we have in Planning Commission because we sit in a U, which is not allowing us any social distancing other than keeping our elbows from knocking into each other. And there may be considerations for using other rooms and giving us the ability to meet. Even meeting in the Light Court, where there is plenty of room for the public to also interact with us. Thank you.

**D. DEPARTMENT MATTERS****7. Director's Announcements****Rich Hillis, Planning Director:**

Good afternoon. One item I wanted to mention today, as you know the Department is currently working on major updates to the City's General Plan which include the updates to the Housing Element, the Transportation Element, Safety and Resilience Element and incorporating Environmental Justice Policies into the General Plan. These are ongoing and there's public engagement processes related to each of those. Though we do have over the course of the next two weeks I wanted to update you and the general public about some outreach activities that we have starting March 15<sup>th</sup> and going through the next two weeks. It's a series of virtual events and you can find details on our website at SFPlanning.org that are open to anyone who lives, works, and spends time in San Francisco. So, we'll have kind of broader topics on what the General Plan does and then get into details and have specific sections on those various elements as well as on Youth Engagement and our Racial and Social Equity Action Plan, our Recovery Plans as well. So, there is a series of events over the next two weeks. I encourage you all to take a look at it, too and attend where you would like to. So again, information on our website at SFPlanning.org. Thanks.

**8. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission****Aaron Starr, Manager of Legislative Affairs:**

This week, the Land Use Committee considered the legislative amendments for the proposed project at 542-550 Howard Street, also known as Parcel F. This project includes a construction of a new 61-story mixed use building which will include 165 dwelling units, a hotel, office space and retail space. The project also will construct a pedestrian bridge providing public access to the Salesforce Park. Commissioners, you heard this originally and approved it on January 9, 2020. However, due to a change in Affordable Housing delivery from off site to in-lieu fee, the project required partial re-entitlement. It came back to you on January 28<sup>th</sup> of this year and was approved unanimously. This project was heard at Land Use on February 22<sup>nd</sup>, and after extensive deliberation, the items were continued two weeks to March 8<sup>th</sup>.

At this week's Land Use Committee hearing, public comment was generally supportive of the project and focused on the project's public benefits. Some comments against the

project were aimed at the missed opportunity to maintain Natoma Street as a car free public right-of-way. Supervisor Peskin raised the same issues he raised at the last hearing, including the shadow impacts on Willie Woo Woo Wong Park and the ability of the Planning Commission and the Recreation and Parks Department to modify shadow allowances. At this hearing, he also questioned the project sponsor if they secure a bank guarantee instead of a letter of credit to safeguard funds for the Affordable Housing in the event of unforeseen circumstances that would impact overall project delivery and the ability to pay the Affordable Housing In-Lieu Fee. Supervisor Preston questioned the timing of Affordable Housing Fee payments stipulated in the Development Agreement, and supported Supervisor Peskin's general efforts to guarantee the payment of the Affordable Housing Fee. In the end, the Committee voted 3-0 to send the item to the Full Board without recommendation. It will be heard at the Full Board on March 16<sup>th</sup>.

At the Full Board this week, 118-134 Kissling Street received its first read. A resolution urging departments to create a permanent Shared Spaces Program, sponsored by Supervisor Haney was adopted. And the Landmark Initiation for 2750 19<sup>th</sup> Avenue, also known as the Trocadero Clubhouse, also was adopted. And that's all I have for you today.

## E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish –1647 Sanchez/290 Day Streets  
Speaker – 1647 Sanchez

## 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.

9. [2021-001805CRV](#) (A. PERRY: (628) 652-7430)  
AMENDMENTS TO THE TDM PROGRAM STANDARDS – Request for Planning Commission consideration of a Resolution adopting substantive amendments to the **TDM Program Standards** to provide greater flexibility to the TDM Program and make changes to individual TDM measures in order to provide additional clarification around implementation. The substantive amendments propose changes to and provide additional clarification on: 1) TDM Plan requirements for low-density residential projects; 2) TDM Plan requirements for projects constructed in multiple phases; 3) residential bicycle parking requirements; 4) informational requirements of the INFO-1 (Wayfinding Signage) measure; 5) removing non-residential uses from the PKG-1 (Unbundled Parking) measure; and 6) minimum price levels under the PKG-2 (Short Term Parking) measure.  
*Preliminary Recommendation: Adopt*

SPEAKERS: = Andrew Perry – Staff Presentation  
+ Corey Smith – Emphasize flexibility  
= Corey Teague – Response to questions  
ACTION: Adopted  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
RESOLUTION: [20871](#)

- 10a. [2018-016721CUA](#) (G. PANTOJA: (628) 652-7444)  
**0 GUTTENBERG STREET** – between Morse and Brunswick Streets, Lot 055 in Assessor’s Block 6475 (District 11) – Request for a **Conditional Use Authorization** for a Planned Unit Development (PUD) pursuant to Planning Code Sections 209.1, 303, and 304 for the construction of 15 residential buildings (four duplexes and 11 town-homes) with a total of 19 dwelling units, 29 off-street parking spaces, and 19 Class 1 bicycle-parking spaces on an approximately 36,406 square foot lot within a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District. The dwelling units will range in size from 1,041 to 1,689 square feet and contain two to three bedrooms. The dwelling units will be accessed via a private driveway and pedestrian walkways from Guttenberg Street. Under the Planned Unit Development, the proposal is seeking exceptions from the rear yard (Planning Code Section 134) and exposure (Planning Code Section 140) requirements. 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:**

- = Gabriela Pantoja – Staff Presentation
- + Jayesh Patel – Project Sponsor Presentation
- + Brett Gladstone – Project Sponsor Presentation
- Angelina Lee – Organized opposition
- Speaker – Organized opposition
- Speaker – Organized opposition
- Speaker – Opposed
- Speaker – Parking and traffic
- Speaker – Safety, traffic, and parking issues
- + Sarah – Support
- + Corey Smith – Affordable housing
- + Speaker – Support
- + Yonathan Randolph – Support
- + Charlie – Support
- + Speaker – Support
- Speaker – Oppose
- + Speaker – Support
- Speaker – Truck access
- Speaker – Fire access and parking
- Speaker – Oppose
- + Albert – Concerns about parking and foundation
- Speaker – Oppose
- Speaker – Oppose, narrow streets
- Speaker – Safety, traffic, limited space
- Speaker – Parking space
- Speaker – Safety, traffic, parking
- Speaker – Oppose
- Speaker – Oppose
- Speaker – Oppose, concerns with parking, excavation and drainage
- Speaker – Parking will get worse, fire and health hazard
- + Brett Gladstone - Project Sponsor Presentation
- + Reza – Project sponsor’s architect

= Jennifer McKellar – Response to questions  
 + Scott Bourne – Project sponsor Environmental engineer  
 - Speaker – Inspections  
 + Brad Terrell – Landscape architect  
 + Scott – Support  
 - Speaker – Foundation, neighbors’ safety  
 = Corey Teague – Variance

ACTION: Approved with Conditions as amended to include a memo with detailed plans related to landscaping, increased permeability and lighting be submitted to the CPC within two weeks.

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

MOTION: [20872](#)

- 10b. [2018-016721VAR](#) (G. PANTOJA: (628) 652-7444)  
0 GUTTENBERG STREET – between Morse and Brunswick Streets, Lot 055 in Assessor’s Block 6475 (District 11) – Request for a **Variance** pursuant to Planning Code Sections 132(g) and 132(h) for the construction of 15 residential buildings (four duplexes and 11 town-homes) with a total of 19 dwelling units, 29 off-street parking spaces, and 19 Class 1 bicycle-parking spaces on an approximately 36,406 square foot lot within a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District. The dwelling units will be accessed via a private driveway and pedestrian walkways from Guttenberg Street, and thus the Project does not propose landscaping or permeable surfaces within the required front setback of the subject property pursuant to Planning Code Sections 132(g) and 132(h).

SPEAKERS: Same as item 10a.

ACTION: ZA closed the PH and indicated an intent to Grant.

11. [2020-008651CUA](#) (G. GUNTHER: (628) 652-7607)  
801 38<sup>TH</sup> AVENUE – between Fulton Street and Cabrillo Street, Lot 001 in Assessor’s Block 1681 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and Interim Zoning Control 2019-017654PCA, Enactment Number 190908, passed by the Board of Supervisors on October 11, 2019, for a change of use from a residential care facility to a single-family dwelling (Residential Use) and tenant improvements limited to the existing building footprint 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: Approve with Conditions*

SPEAKERS: = Gretel Gunther – Staff Report Presentation  
 + Mark English – Project Sponsor Presentation

ACTION: Approved with Conditions as proposed, with no requirement for a second dwelling unit.

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Chan, Imperial, Moore

MOTION: [20873](#)

12. [2020-005251CUA](#) (G. PANTOJA: (628) 652-7444)



1271 46<sup>TH</sup> AVENUE – between Lincoln Way and Irving Street, Lot 015 in Assessor's Block 1704 (District 4) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 for the demolition of an existing two-story single-family residence and the construction of a new four-story single-family residence located at the front of the subject property within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. The proposal will also alter an existing one-story detached dwelling unit located at the rear of the subject property. 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: = Gabriela Pantoja – Staff Report Presentation  
 + Jody Knight – Project Sponsor Presentation  
 + Stanley Saitowitz – Design presentation  
 - Eileen Boken – Oppose  
 - Kimberley – Oppose  
 - Taylor Adams – Block view of ocean  
 = David Winslow – Response to questions

ACTION: Approved with Conditions

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

MOTION: [20874](#)

- 13a. [2017-013728CRV](#) (M. CHRISTENSEN: (628) 652-7567)  
1021 VALENCIA STREET – located on the east side of Valencia Street between 21<sup>st</sup> and 22<sup>nd</sup> 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 February 18, 2021)

SPEAKERS: = Michael Christensen – Staff Report  
 - Ryan Patterson –DR Requestors Presentation  
 + Brett Gladstone – Project Sponsor Presentation  
 + Corey Smith – Support  
 + Speaker – Support  
 + Speaker – Support  
 = Rich Sucre – Response to questions  
 = Kate Stacy – City Attorney response to questions

ACTION: Adopted as amended to include the finding related to open space as read into the record by Staff.

AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
 MOTION: [20875](#)

- 13b. [2017-013728DRP-02](#) (M. CHRISTENSEN: (628) 652-7567)  
1021 VALENCIA STREET – between 22<sup>nd</sup> and 21<sup>st</sup> 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 February 18, 2021)  
*Preliminary Recommendation: Take DR and Approve as Modified*

SPEAKERS: Same as item 13a.  
 ACTION: Took DR and Approved with modifications and a condition that the roof-deck be increased to 750 sq ft and appropriate window materials as read into the record by Staff.  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
 DRA: [739](#)

## G. 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.

14. [2020-002743DRP-02](#) (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 four-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 January 21, 2021)

SPEAKERS: = David Winslow – Staff Report  
 - Emily Taken-Vertz – DR 1 Presentation  
 - Steve Tanaka – DR 2 Presentation  
 + Charles Perry – Project Sponsor Presentation  
 - Joseph Nicholson – Supports DR  
 - Renee – Supports DR  
 - Ozzie Rohm – Support DR  
 - Tes Welborn – Take DR  
 - Zucker Miller – Release of lead and asbestos  
 - Anastasia Yovanopolous – Supports DR

- Sue Hestor – Elderly tenant and tenant removal  
= David Weissglass – Response to questions  
ACTION: No DR, adding a finding to recommend SFMTA extend the red zone for improved visibility.  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
DRA: [740](#)

ADJOURNMENT 6:50 PM  
ADOPTED MARCH 25, 2021