

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, March 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 1:01 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Linda Ajello-Hoagland, Elizabeth Watty, David Winslow, 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.

2. 2019-017356CUA (C. FEENEY: (628) 652-7313)  
1861 UNION STREET – south side of Union Street between Laguna and Octavia Streets, Lot 027 of Assessor's Block 0543 (District 2) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, 303.1, and 725, to allow the establishment of a Formula Retail-Cannabis Retail use (d.b.a. MedMen). MedMen would occupy a vacant

3,061 square foot commercial space in a mixed-use building with residential units above within the Union 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*

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

SPEAKERS: Peter Pappas – Oppose continuance

ACTION: Continued to April 1, 2021

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

3. 2019-022661CUA (C. FEENEY: (628) 652- 7313)  
628 SHOTWELL STREET – west side of Shotwell Street between 20<sup>th</sup> and 21<sup>st</sup> Street, Lot 026 of Assessor’s Block 3611 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 and Board of Supervisors File No. 190908, to change the use of a Residential Care Facility to two dwelling units within a RH-3 (Residential-House, Three- 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*  
 (Continued from Regular hearing on January 21, 2021)  
**(Proposed for Continuance to April 22, 2021)**

SPEAKERS: None

ACTION: Continued to April 22, 2021

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

4. 2020-003042AHB (C. FEENEY: (628) 652-7313)  
4712 3<sup>RD</sup> STREET – west side of Third Street between Newcomb and Oakdale Avenues, Lot 035 of Assessor’s Block 5311 (District 10) – Request for a **HOME-SF Project Authorization** pursuant to Planning Code Sections 206.3 and 737 to allow modifications from the dwelling unit density limitations of Planning Code Section 737 and of the rear yard requirements of Planning Section 134 and to construct a four-story, 40-foot tall building with 21 dwelling units on a vacant lot. The Project site is located within the Bayview 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*  
 (Continued from Regular hearing on March 4, 2021)  
**(Proposed for Continuance to April 22, 2021)**

SPEAKERS: None

ACTION: Continued to April 22, 2021

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

10. [2015-009955ENV](#) (M. LI: (628) 652-7538)  
1525 PINE STREET – between Van Ness Avenue and Polk Street, Lot 020 in Assessor’s Block 0667 (District 3) – Appeal to the **Preliminary Mitigated Negative Declaration** for the demolition of an existing one-story restaurant and the construction of a new eight-story, 83-foot-tall building containing 21 dwelling units and approximately 2,855 square feet of commercial space within the Polk Street NCD (Neighborhood Commercial District) and 65-A Height and Bulk District.  
*Preliminary Recommendation: Uphold*

SPEAKERS: None  
 ACTION: Continued to May 6, 2021  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

11. [2015-009955CUA](#) (S. UPDEGRAVE: (628) 652-7322)  
1525 PINE STREET – through lot on the south side of Pine Street and the north side of Austin Street, between Polk Street and Van Ness Avenue; Lot 020 in Assessor’s Block 0667 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303 and other applicable Sections as follows: Development on a Large Lot (Section 121.1), Non-Residential Use Size (Section 121.2), Dwelling Unit Mix (Section 207.6), and Operating Hours (Section 723). Request for State Density Bonus pursuant to Planning Code Section 206.6 to achieve an additional six units over the base density of 15 units, for a total of 21 units, with one Concession or Incentive for Permitted Obstructions (Section 136), and Waivers requested from the minimum requirements for Rear Yard (Section 134), Common Useable Open Space (Section 135), Dwelling Unit Exposure (Section 140), Ground-Floor Ceiling Height (Section 145.1(c)(4)), Transparency (Section 145.1(c)(6)), Height (Section 260), Setbacks on Narrow Streets (Section 261.1), and Bulk (Section 270). The project would demolish an existing 1,661 square foot one-story commercial restaurant (dba “Grubstake”) and construct a new 83-foot tall eight-story mixed-use building with a 2,856 square foot restaurant and 21 dwelling units within the Polk NCD (Neighborhood Commercial District) Zoning District, Lower Polk Street Alcohol Restricted Use Special Use District, and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Continued to May 6, 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

5. [2012.0506CUA-02](#) (G. GUNTHER: (628) 652-7607)  
950 GOUGH STREET – southeast corner at Eddy Street; Lot 023 (formerly Lots 010, 010A and 011) of Assessor’s Block 0744 (District 5) – Request for **Conditional Use Authorization**

pursuant to Planning Code Sections 209.2 and 303 to modify the Conditional Use Authorization under Commission Motion No. 19547 for Case No. 2012.0506CEKV and to expand the Institutional Use (St. Paulus Lutheran Church) by approximately 2,200 square feet at the first floor level, within the existing building footprint, by relocating the church sanctuary from the basement level to the first floor level within a RM-4 (Residential- Mixed, High Density) Zoning District and 80-B Height and Bulk District. The Department's Environmental Review Officer deemed the revised project would qualify for a Memorandum to File to the Mitigated Negative Declaration prepared for the original project (Case No. 2012.0506E)

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
MOTION: [20876](#)

## C. COMMISSION MATTERS

6. Consideration of Adoption:
- [Draft Minutes for March 4, 2021](#)

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

7. Commission Comments/Questions

### **Commissioner Chan:**

Thank you. So, the Spring Equinox is just around the corner. I know that many of us are looking forward to longer days and seeing the light at the end of the tunnel especially as we emerge from a really long winter and a difficult and challenging year. Especially for many of our youth and families with children. I've been really pleased to see that the City overall is investing in programs for our youth this summer and delighted to announce that this summer, San Francisco Youth will actually have one more option to choose from, especially if they are interested in exploring Urban Planning as a possible career path, and that is with the launch of our San Francisco Young Planners Fellowship Program. So, for several months now staff from Planning, together with our partners from Opportunities for All, YouthWorks, The Human Rights Commission, and Teachers for Social Justice have worked to craft this fellowship program. And the mission is to provide paid opportunities for young leaders between the ages of 16 and 18 to explore the profession of Urban Planning really using the City of San Francisco as a living and breathing laboratory for knowledge. During this 8-week program, fellows are match with Planning Department staff to work on a meaningful project under their mentorship and the fellows will also participate in seminars, walking and biking tours, and fieldwork to really have a holistic experience so introduction to Urban Planning. I'm especially excited that this program will prioritize youths from underrepresented demographics in the Planning profession so especially American Indian, Black, Lennox, as well as women and students from communities of color. And I want to emphasize that we specially want to encourage youth who are from neighborhoods with histories of Urban Youth Development and with lived

experiences in public housing, single-room occupancy hotels, and affordable housing projects. I have to say this project has been a dream for me for about eight years or more since I cofounded the Chinatown Urban Institute in 2012, which was an effort to establish a community based program to really teach and introduce Urban Planning in a way that is accessible to youth and really act at grassroots level. And having gone through that experience, I think many of our alumni from the Chinatown Urban institute have gone on to pursue graduate degrees and Planning related fields. They are now working in Affordable Housing NGOs in various city agencies here in San Francisco and beyond. And so, I'm just really excited to see more of these types of programs and especially the opportunity to have those be expanded citywide. I think it's safe to say that many of our youth growing up in San Francisco have a lot of expertise and knowledge about how the city works. They have ideas and visions for the future of the City, and I think you know, these types of programs will not only serve to bring these valuable perspectives to the Urban Planning field, but in the long-term, allow the profession to be all the stronger for it.

So to apply, the San Francisco Young Planners application is currently live, and you can find more information on the Planning Department website, I believe on the front page, under news, and that will take you to the Opportunities For All application, and from there, you can specify that you're applying specifically for the SF Young Planners program. I do want to take a moment just to thank everyone who was involved with making this program possible so specially Tina Tam, Tom DiSanto, Candace SooHoo from the Planning Department, [inaudible] Williams, Danielle Glover, Lisa Nguyen From Opportunities For All, Nicolle Rodriguez, [Inaudible], Alvin Woo from YouthWorks, Director Sheryl Davis from the Human Rights Commission, and Jeremiah Jeffreys from Teachers for Social Justice. And of course I want to thank Director Hillis for your support and to my fellow Commissioners for unanimously adopting the resolution for centering the department's work and budget on Racial and Social Equity last June of which I think this program is one of the many concrete outcomes to come out of that. So, I'm very much looking forward to this program to welcoming the first cohort of the SF Youth Planners program and to see what they will achieve and moving forward and shaping the future of our city. Thank you.

**President Koppel:**

Thank you so much Commissioner Chan. We already spend enough time working on the packets and attending to phone calls and emails and spending time at the hearings here. So, for all to see this announcement today, super proud of your work in the department and a very admirable job. Thank you again.

**Commissioner Moore:**

Commissioner Chan, amazing work. You have been very quiet about it, and I congratulate you for doing this. What is the time frame in which these young planners will be involved? Is this in addition to the summer intern program? Is it tied together? There is a lot of room for having other people stand by and help those young people understand Planning and what it means?

**Commissioner Chan:**

Sure. So, I think the program will take place from June -- I forgot the exact dates, but early June to mid-August. Essentially, it's a cohort that's entering together and undergoing kind of the seminar, these training; it's kind of a package of tours and then working on a project that they'll provide a final deliverable at the end of it. So, I think that the Planning

Department has had its really robust internship program, and I think we're excited to add to this line up and especially prioritizing the youth that we've mentioned so far.

**Commissioner Moore:**

So, this will be in addition to the Intern Program.

**Commissioner Chan:**

Yes, I believe so.

**Commissioner Moore:**

Good. That's great. I hope that you will call on Commissioners to help. I myself have actually tutored Planning students. I'm in APA for a number of years, and it's a very rewarding thing to do. Particularly when you ultimately see them entering the career or entering the profession as it is the case here with me. Thank you and I'm delighted to support in whatever form I can.

I wanted to actually thank staff for putting out printed packages which I hope my fellow Commissioners also have received. It is extremely helpful and really much easier to work and get into the depths particularly when it comes to larger projects. Last time around, I had two copies of the more voluminous Pine Street project. I called Mr. Ionin to pass it onto somebody but perhaps everybody has their packages. I hope that they will continue this. I found this very, very helpful, and I wanted to thank staff for supplying us with that information. Thanks a lot.

**Commissioner Tanner:**

I just wanted to add on to – or Mr. Ionin, do you want to say something about the packets?

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

I was just going to thank Commissioner Moore for acknowledging staff that are in the office and printing the packets for you and sending them out and delivering them. I didn't see you were still in the queue. Sorry.

**Commissioner Tanner:**

It's no worries. I just wanted to second what Commissioner Moore said. If there's any, I'm so excited about this Young Planners fellowship. It's really quite amazing. I know it took some time and I'm glad that the vision that you had, Commissioner Chan, from eight years, is coming true. And I know many of the staff had wanted to do something similar. So, really just, I'm so happy and so excited. So, if you do need things over the course this summer, I'm happy to lend my voice in whatever way it is needed or whatever the young planners need or staff need that can further their experience. Happy to lend a voice. I know myself; I was one of few – one of the only black women in my Graduate School program in my class. And so, we know we have a lot of ways to go in the Planning profession to have more women, more women of color, more people of color overall in the Planning field. So, this is going to go a long way towards you know, folks dreaming of what do they want to be when they grow up becoming a City Planner, which is pretty exciting.

I also wanted to just touch on the wave of base motivated violence we've been having in the Bay Area and really across the country. And I know it's been really difficult for our Asian American communities to deal with what's been going on, especially in the wake of the

shooting yesterday in Atlanta, which is tragic. Whether or not the perpetrator or that crime states that there was any race-based motivation to his actions or not, it's so quite chilling for many of us and very sad, very shocking, and very frustrating and many, many emotions. So, I just want to encourage folks, it can be hard to know what to do in times like this. Certainly, reaching out to each other, coming together, showing strength and kindness to each other is needed. We also have a really great program that started here in the bay area, the AAPI Stop Hate, where you can report hate crimes. So, if you witness a hate crime, if you are the victim of a hate crime, please report it. And they started this I believe last year and continuing to collect incidences of hate crime that go on from the large to the small. So, that's one step that we can all take if we do witness something or we experience something. So, I hope that we can see an end to race motivated violence, and certainly that we can all come together to denounce these actions, to teach our young people, to embrace and to care for each other and not judge each other and certainly not to have any acts of violence or otherwise against people based on their race. So, I know it's a tough time for many in our community, and I just want to say that we see you and we're with you in spirit, and our hearts are also grieving for these past week's incidents.

**President Koppel:**

Very well said, Commissioner Tanner. Commissioner Moore?

**Commissioner Moore:**

I was respectfully pausing to acknowledge what Commissioner Tanner said. I want to move on and encourage Commissioner Chan as well as Commissioner Tanner to also think about the civic side of the Young Student Program, the Young Planner's Program. Being a Commissioner does not require necessarily to be a Planner. It helps, and we have several people who are doing that. But when it comes to introducing young people in that age group to what the profession allows, being a Commissioner and being a citizen is part of it. And I would love to introduce that element into the program including potentially we Commissioners talking to young people to reveal a little bit about that part, that part of involvement. Thanks.

**D. DEPARTMENT MATTERS**

**8. Director's Announcements**

**Rich Hillis, Planning Director:**

Thank you, Jonas. Good afternoon Commissioners. One, I wanted to echo the thanks to Commissioner Chan, who really inspired us to move quickly on the fellowship and the Young Planner's Fellowship. You have all seen the success of our College Internship Program, so we hope and intend that this will be as successful, so thank you, Commissioner Chan. And thank you, Commissioner Tanner, for your words about the growing anti-Asian rhetoric and violence that we're seeing in San Francisco and around the nation. We're having various conversations at the staff level about that and hope to have more. But I think it only heightens the importance of our collective work around Racial and Social Equity, and that's taking hold in our centering racial equity in our Housing Element, strengthening our Cultural Districts, applying the Equity Budget Tool to kind of our decisions around the budget, but I think it underscores, too, the amount of work we still have to do, so thank you for those words.

I wanted to mention two pieces of legislation the Mayor introduced this week. One, which we've talked about in the past was to make permanent the Shared Spaces Program. That doesn't have any changes to the Planning Code. It's mostly within in the Administrative Code, so it may not come back to the Commission. The other is a bit of Prop H 2.0. It's making adjustments to continue to streamline what Prop H did -- streamline the process for small businesses to open in San Francisco. Amongst other things, it reduces the number of use definitions in the code, expands the type of uses that are allowed to take advantage of our CB-3 program, expands the 30-day approval requirement for ground floor uses and other things, but you'll hear more about that. That will be before the Commission for your recommendation in the next couple weeks.

And then finally, I just wanted to acknowledge the year anniversary of shelter in place and the hard work remotely and just thank you and staff for their continued dedication and flexibility. Especially to Jonas and our Commission Affairs team who quickly adapted to this format. I think we've had success under it, so thank you all.

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

Thank you, Director Hillis.

9. 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 this Commission's ordinance that would make technical corrections and other amendment to the Central SoMa rezoning effort. Commissioners, you heard this item on September 24<sup>th</sup> and recommended approval. The item was also first heard at the Land Use Committee on February 8<sup>th</sup> and continued to the call of Chair so that staff could brief Supervisor Peskin on the ordinance. This week the Land Use Committee considered this Commission's ordinance that would make technical corrections and other amendment to the Central SoMa rezoning effort. Commissioners you heard this item on September 24<sup>th</sup> and recommended approval. This item was also first heard at the Land Use Committee on February 8<sup>th</sup> and continued to the call of the Chair so that staff could brief Supervisor Peskin on the ordinance.

This week, Supervisor Peskin made some minor amendments, and the Committee forwarded the item to the Full Board with recommendations. The Committee was scheduled to hear a resolution that would extend the interim controls requiring conditional use authorization for converting residential care facilities to other uses. However, the item was continued one week because the resolution needed to be amended.

At the Full Board this week, the rezoning for 118-134 Kissling passed its second read, and the project approvals for 542-550 Howard Street also known as Parcel F received their first read. And that's all I have for you today. Thank you.

**E. GENERAL PUBLIC COMMENT**

SPEAKERS: Georgia Schuttish – 1647 Sanchez  
Ozzie Rohm – SB 330



## 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. [2021-000342CUA](#) (L. HOAGLAND: (628) 652-7320)  
403 28<sup>TH</sup> STREET – south side of 28<sup>th</sup> Street; Lot 043 of Assessor’s Block 6612 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to document and legalize the tantamount to demolition of a three-story, 1,615 square foot, single-family residence and to permit the construction of a 2,602 square foot, 4-bedroom, 3½-bath home with a second floor rear deck and a 2-car tandem garage. The height of the home will be increased to provide a code-compliant ceiling height on the third floor of the subject property. The project site is located 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: = Linda Hoagland – Staff Presentation  
 + Andy Rodgers – Project Sponsor Presentation  
 - Jerry Dratler – The house is gone, NOE  
 - Georgia Schuttish – Demo calcs, roof line  
 - Ozzie Rohm – Opposed to readjustments  
 - Speaker – Roof line, violations  
 = Liz Watty – Response to questions

ACTION: After hearing and closing public comment; Continued to April 1, 2021 with direction to add a second unit.

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

## 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.

13. [2019-017673DRP](#) (D. WINSLOW: (628) 652-7335)  
46 RACINE LANE – near San Bruno Avenue; Lot 011B in Assessor’s Block 5067 (District 10) – Request for **Discretionary Review** of Building Permit Application no. 2019.0923.2311 to construct a new three-story, 3,210 square foot single-family home with a ground floor accessory dwelling unit on a vacant through-lot with frontages on Bayshore Boulevard and Racine Lane 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: Do Not Take Discretionary Review and Approve*

SPEAKERS: = David Winslow – Staff Report  
 - Harry Kwong – DR Presentation  
 + Eddie law – Project Sponsor Presentation

ACTION: Took DR and Approved with the condition that the roof deck be pulled in five feet from all sides.

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

DRA: [741](#)

1. 2018-001088CUA (G. PANTOJA: (628) 652-7380)  
4211 26<sup>TH</sup> STREET – between Castro and Diamond Streets, Lot 037 in Assessor’s Block 6562(District 8) – 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 with an Unauthorized Dwelling Unit (UDU) and the construction of a three-story, single-family residence with an Accessory Dwelling Unit (ADU) 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: Approve with Conditions*  
**(Proposed for Continuance to March 25, 2021)**

SPEAKERS: - Bruce Bowen – Do not grant continuance and hear today  
 - Georgia Schuttish –Continuance dates, SB 330  
 - Stephanie Peek – Continuance have gone long enough  
 - Ozzie Rohm – Project has always been problematic, Tenant’s rights  
 = Rich Hillis – Response to Continuance  
 = Austin Yang – City Attorney, response to questions  
 = Liz Watty – Response to questions regarding Continuance and SB 330

ACTION: Continued to March 25, 2021

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

ADJOURNMENT 3:01 PM  
 ADOPTED APRIL 1, 2021