

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, April 15, 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 1:00 PM

STAFF IN ATTENDANCE: Aaron Starr, Carly Grob, Jenny Delumo, Claudine Asbagh, Andrew Perry, Linda Ajello-Hoagland, Sharon Young, David Winslow, Ryan Balba, 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. 2019-019822DRP

(D. WINSLOW: (628) 652-7335)

4079 CESAR CHAVEZ STREET – between Noe and Sanchez Streets; Lot 029 in Assessor's Block 6580 (District 8) – Request for **Discretionary Review** of Building Permit Application no. 2019.1010.4179 to construct a vertical addition and horizontal front and rear additions to an existing 2,227 square foot, two-story, two-family residence. The project also includes extensive remodeling of the interior and the front façade. The project would add 1,590 gross square feet to the existing building which will result in a 2,277 square foot unit and a 1,548 square foot unit with no on-site parking within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Proposed for Continuance to April 29, 2021)

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

2. 2020-008474CUA (S. YOUNG: (628) 652-7349)
3519 CALIFORNIA STREET – south side between Laurel and Spruce Streets; Lots 001 in Assessor's Block 1035 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 713 to establish a Formula Retail Use within a NC-S (Neighborhood Commercial Shopping Center) Zoning District and 40-X Height and Bulk District. The project is to convert a vacant ground floor commercial space with approximately 1,141 square feet of floor area (previously occupied by a limited restaurant formula retail use d.b.a. Noah's New York Bagels) to another limited restaurant formula retail use d.b.a. Panda Express. The project will involve storefront and tenant improvements to the ground floor commercial tenant space which is located within the Laurel Village Shopping Center. There is no expansion of the existing building envelope proposed. 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 May 13, 2021)

SPEAKERS: None
ACTION: Continued to May 13, 2021
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

3. 2020-003223CUA (A. WESTHOFF: (628) 652-7314)
249 TEXAS STREET – east side of Texas Street between 18th and Mariposa Streets; Lot 17A in Assessors Block 4001 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code 303 and 317 to demolish an existing three-story single-family dwelling with an unauthorized dwelling unit and construct a new three-story building containing two-dwelling units within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The new development would measure approximately 4,378 square feet. 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 April 1, 2021)

Note: On March 4, 2021, after hearing and closing public comment, continued to April 1, 2021 by a vote of +7 -0. On April 1, 2021, without hearing, continued to April 15, 2021 by a vote of +7 -0.

(Proposed for Continuance to May 13, 2021)

SPEAKERS: None
 ACTION: Continued to May 13, 2021
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

13. [2018-011249CUA-02](#) (A. PERRY: (628) 652-7430)
1567 CALIFORNIA STREET – southeast corner at the intersection of California and Polk Streets; Lots 014, 014A and 015 in Assessor's Block 0645 (District 3) – Request for a **Waiver from Height** (Section 260) pursuant to the Individually-Requested State Density Bonus Program to achieve a density bonus. On February 13, 2020, under Motion No. 20657, the Planning Commission granted a request for conditional use authorization, as well as four waivers and an incentive pursuant to the individually requested State Density Bonus Program to approve the proposed project at 1567 California Street. The approved Project would demolish the existing two-story commercial building and associated surface parking lot, and would construct an eight-story over-basement, approximately 80-foot tall mixed-use building including approximately 9,823 square feet of ground floor commercial space and 100 dwelling units. At the time of project approval, the Height and Bulk Map incorrectly identified approximately 22 parcels, including the subject property, as having a height limit of 80 feet. The correct height limit for these approximately 22 parcels, including the subject property, is 65 feet; therefore, an additional height waiver is required to allow the project to proceed. The design of the Project remains unchanged from the version previously approved by the Planning Commission. No other changes are proposed to the Project or its prior approvals.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Continued to April 29, 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

4. [2020-011809CUA](#) (G. PANTOJA: (628) 652-7380)
300 WEST PORTAL AVE – between 14th and 15th Avenues and Wawona Street; Lot 002 in Assessor's Block 2483 (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 729 for the establishment and expansion of an existing Formula Retail Use (DBA "C2 Education") into an approximately 1,199 square foot adjacent tenant space (formerly DBA "Thriveability") for a total use size of approximately 2,478 square feet located at the ground floor of an existing one-story, commercial building within the West Portal Avenue NCD (Neighborhood Commercial District) Zoning District and

26-X Height and Bulk District. Minor interior alterations are proposed to the subject tenant spaces. The Conditional Use Authorization 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: [20888](#)

5. [2020-009545CUA](#) (G. GUNTHER: (628) 652-7607)
2084 CHESTNUT STREET – north side between Steiner and Pierce Streets; Lot 013 in Assessor's Block 0486A (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 711 to establish a 2,272 square foot Formula Retail Use (d.b.a. Madewell) in the vacant ground floor space of an existing two-story commercial building within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District. There is no expansion of the existing building envelope proposed. 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: [20889](#)

C. COMMISSION MATTERS

7. Consideration of Adoption:
- [Draft Minutes for March 25, 2021](#)
 - [Draft Minutes for April 1, 2021](#)

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

8. Commission Comments/Questions

Commissioner Tanner:

Thank you. I just wanted to note, last week on the 8th, even though we weren't meeting, there was a virtual ribbon cutting for a streetscape pilot project out in the Excelsior. And I was able to attend via Zoom or I guess it was YouTube, I think, I was watching the ribbon cutting on. So, I just wanted to commend the staff who worked hard on that, as well as the youth from the Youth Art Exchange. It's a really fabulous program they have, if you're not familiar with it, where they really train children and young people to use their artistic talents and to put them to work to making great street furniture and other things. So it's a really wonderful melding of the arts with career building and then having something that is tangible out in the community. So, such a great opportunity. And another great example - their facility was able to take over a vacant storefront out in the Excelsior neighborhood. So

again, flexing our Planning Code to make sure that we have opportunities for, you know, storefront not just to always be a store but to be a really vibrant place for the young people. Again, when they can gather together, in person, indoors to have that space. So, just want to commend the Supervisor Safai who is helping to lead the project and for Planning Department for leading this effort. And I will just say, I've worked, when I was with the department, on the Excelsior Neighborhood Plan. And so, it's great to see, even though it takes some time, the plan and the ideas coming into fruition over time. So, I just really want to commend again the Supervisor, the young people and the staff for their great work.

Commissioner Moore:

I wanted to thank staff for forwarding a memo regarding the landscape approach to the O Guttenberg project. While I appreciate the thoroughness of submittal, I would like to ask that somebody from staff, with a landscape background, look at what is proposed. One, I would like to see a confirmation that the planned palate is indeed within the range of what the City recommends for this type of landscaping. In addition to that, I would like to raise my concerns over the use of synthetic grass in these gardens. I find that somewhat inappropriate, do not support it in principle. And I believe that if this comes forward as an approval for the Commission, I'd like the Commission to have a voice in the disadvantages or advantages of synthetic grass because I do not consider them contributing towards quality of life and what a garden is all about. Those are my personal points of view, but I would like to see the department to take a closer look at the details of this updated plan.

Commissioner Diamond:

I wanted to second Commissioner Moore's comments. I did receive from staff the landscape plan that was referenced in the memo. I'm not sure that was distributed to all of the Commissioners eventually but if it wasn't it should be. And I too noted what some concern the use of synthetic grass. I assume there were good reasons behind the proposal but I would like staff to take a hard look at that and see if that's really the direction that makes the most sense to go in with these small little patches of synthetic turf sprinkled around this complex. But again, I appreciated the memo and the detail and the plans.

Commissioner Moore:

I have one question for the director. We are not to direct staff, we're here to basically be in dialogue and reflect on what staff is doing. In the past few weeks, a number of errors have showed up last minute. And I'm concerned that, for example, with the item that we took off Consent today, there was seven or eight errors, which would have in Consent, would have stayed, they probably would not have gone noticed. When they come forward and are being corrected for us to reflect on as a project that is being heard, I'm concerned about that. That somewhat holds I want to ask that question very carefully for what happened on California and Polk Street. The non-noticing of the increased height limit, and what does it do when this project was heard two years ago, and we did not know about it, would this have opened up different opportunities for this project, etc.? This is a constructive question, not a criticism, but I'd like to get some guidance from the director on this.

Rich Hillis, Planning Director:

Yeah, thank you, Commissioner Moore. And I think, you know, not necessarily similar cases there. The California Street error was kind of a change to the height map that was made 20 or so odd years ago. Still trying to figure out how it happened. So, that was an unusual one. But I recognize that the quality control, we've got to step up on some of the reports we send

to you. So, thank you for pointing it out. Commissioner Diamond did the same, and we'll talk to folks and make sure that we're doing the best review and reports.

Commissioner Moore:

I'd like to just make a general comment, that for all of us on Zoom, where everything is far more difficult to communicate with each other as well as in the larger group, there's room for more oversight and errors. Because sometimes you don't even know what you're looking at is the latest version of what was being discussed since everything is virtual. I see that and it creates an extra load for all of us, but when it comes to more critical decisions, it would be helpful if that extra minute would be spent to verify that we're all on track. Thank you.

Rich Hillis, Planning Director:

Fair enough.

D. DEPARTMENT MATTERS

9. Director's Announcements

Rich Hillis, Planning Director:

good afternoon, commissioners. Just a couple of follow-up items. We talked about the number of hearings and the limitations under SB 330. We've since made, at your request, kind of clarifying language to director's bulletin number seven that calls out the fact that independent requests from project sponsors will not count against the hearing limits under S.B. 330, and that's our interpretation of the state code, but we've discussed that with the city attorney, so we've clarified that in the memo that talks about S.B. 330. And then, you also received two memos regarding how project sponsors in the last five years or so have satisfied their affordable housing obligations. One is a more general memo that looks at how many have satisfied their 415 obligations with on-site first off-site first other options, and you'll see that about 70% over the last five years have selected the on-site alternative. So, more than the majority of projects. And then, you also asked, as in Commissioner Diamond asked, how many projects have come back to the Commission to change, and all of them changed from on-site to fee or off-site to fee and there were approximately four projects over the last five years that made that selection. So those memos we sent you, and to the extent you have questions, please let us know. That's all I have. Thanks.

10. 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 and happy 415, today is San Francisco's 171st birthday.

Land Use Committee

- Canceled

Full Board

- 201326 Planning Code - Chinatown Mixed Use Districts. Sponsor: Mayor. Staff: Merlone. PASSED Second Read

- 210064 Planning Code - Landmark Designation - 1830 Sutter Street (aka Japanese YWCA/Issei Women's Building) Sponsors: Preston; Mandelman, Peskin and Chan. Staff: McMillen Passed First Read
- 210235 Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed 476 Lombard Street Project. Special Order 3:00 PM, Items 22-25

The Board also heard the appeal of a CatEx that was issued for a project at 476 Lombard Street. The subject property is a three-story, single-family residence, and the proposed project includes second and third floor horizontal additions along with new roof decks. The Department identified the property as an individually significant historic resource under Criterion 3 for architecture and issued a Class 1 Categorical Exemption.

The Planning commission heard this project as a Discretionary Review on January 28, 2021, and voted to not take DR and approved the project as proposed.

The CEQA appellants disagreed with the Department's determination that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation. The appellant focused on the proposed infill of the lightwells and removal of windows on the side façade; the addition of roof decks; and the removal of an existing roof top structure at the rear.

The appellant's qualified preservation consultant argued that the alteration of these features would result in a substantial adverse change to a historic resource.

The day of the appeal, the Department received new information from the preservation expert on behalf of the appellant. As such, the Department requested that the hearing be continued to allow the Department time to do further research on the new information. The Department was not granted the continuance.

Instead, Supervisor Peskin asked the ERO if the Department was rescinding the Categorical Exemption. For this appeal, the Department determined the appropriate course of action was to request more time to evaluate the new information and then to determine whether to defend or rescind the Categorical Exemption.

Supervisor Peskin also suggested that the Planning Department was not permitted to request a continuance; however, that is inaccurate. The Planning Department, like any members of the public or any other department, may request a continuance. It need not be granted, but we are allowed to ask for one.

On the substance of the appeal, Supervisor Peskin stated that while this appeal was a neighborhood dispute, it also has larger implications for North Beach. Peskin agreed with the appellant that lightwells and other identified features contribute to the character of North Beach.

During public comment, one neighbor had no issue with the project and supported upholding the Categorical Exemption, while there was no public comment in support of the appeal.

Supervisor Peskin acknowledged that both his office and the Department had attempted to resolve the appellant's concerns and to come to an agreement prior to the appeal hearing. However, in the end he made a motion to uphold the appeal and to reverse the Categorical Exemption. This motion passed 10-1, with Supervisor Melgar casting the dissenting vote. Staff will await the board's findings to determine the next steps. Finally in honor of our majestic city's birthday, I'd ask for your indulgence as I close with a short poem by Ina Coolbrith, California's first poet laureate.

Fair on your hills, my City,
Fair as the Queen of old,
Supreme in her seven-hilled splendor-
You, from your Gate of Gold,
Facing the orient sunburst,
Swathed in the sunset gleams,
Throned in an ultimate glory,
City of mists and of dreams!

Happy Birthday San Francisco.

Jonas P. Ionin, Commission Secretary:

The Board of Appeals met tonight and considered several items that may be of interest to the Planning Commission.

1. Executive Director Rosenberg announced that Vice President Eduardo Santacana has resigned from the Board of Appeals. As such, the Board is now operating with one vacant position.
2. 4840 Mission Street – The Board heard a Rehearing Request for the appeal of a demolition permit for this project which was approved under SB-35. The Appellant argued that this affordable housing project would result in increased crime and lower their property values – resulting in a taking. The Board unanimously denied the Rehearing Request.
3. 3627 Divisadero Street – The Board heard an appeal of an alteration permit to allow a 2-story vertical addition to the subject property. The Planning Commission heard two DRs for this project on May 7, 2020 and approved the project as proposed (without DR). The Appellant in this matter (one of the DR requestors) did not submit a brief or attend the hearing. The Board unanimously denied the appeal and approved the project as proposed.
4. 41 Kronquist Court – The Board heard an appeal of an alteration permit to allow decks at the rear of the subject property. The Planning Commission heard this as a DR on January 30, 2020 and took DR to relocate proposed stairs from the side property line to the rear of the building and to add a planter outside the railing for privacy. The Appellant in this matter (the DR requestor) argued that the Department did not properly interpret the Planning Commission's decision and that the planter should be larger. The Department noted that the proposed planter was the largest that could be accommodated in accordance with the Commission's decision which did not require a

reduction in the size of the deck. The Board unanimously denied the appeal and approved the project as proposed.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Linda Chapman – Quality Control, height limit changes
 Anastasia Yovanopolous – SB 330 memo
 Georgia Schuttish – The 2020 illegal Demolition at 403 28th Street is a case of behavior defying policy. The document “Executive Summary for Hearing on May 17, 2007” says on page 7, “Applicants who would otherwise apply for a demolition permit have attempted to avoid review under the Commission’s policy by configuring their projects to comply with the technicalities of DBI’s determination of a project as an Alteration rather than a Demolition. This draft ordinance defines demolition independently of that determination, so that projects that propose removal of substantial portion of their building envelopes will be subject to the requirements of Section 317”. Section 317 requirements implemented policy approved in 2008 to correct this bad behavior. The 2016 Staff Training Manual tried to thwart bad behavior. Adjustment to the Calcs is required to deal with policy defying behavior. The existing Calcs are too large. They require reduction.
 Michael Nulty – Lower Polk renaming
 David Elliot Lewis – Approval process, necessary and desirable

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

11. [2013.1535CUA-02](#) (C. GROB: (628) 652-7532)
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 April 1, 2021)

- SPEAKERS:**
- = Carly Grob – Staff presentation
 - + Ella Strong– Project sponsor
 - + David Murray – Project sponsor
 - + Alexander Zucker – Project sponsor
 - Michael – CEQA addendum
 - Kathy – Overcrowding
 - =Dell Seymour – Get people off the streets
 - Amos Gregory – Not taking care of our needs, social equity studies
 - Susan Bryan – Overcrowding
 - + Martha – Support
 - Speaker – Units unaffordable, supported previous version and housing
 - Speaker – Make it fair for everybody, community outreach
 - Speaker – Overpriced, overcrowded
 - + Don – Support
 - Steven Jennings– Need family units
 - + Corey Smith – Support
 - Gabriela Ruiz –Community engagement, equity
 - David Elliott Lewis – Need to be revised, public health
 - Speaker – Tenderloin is already dense, develop a better plan
 - Gail Seagraves – Need for family housing
 - + Patricia Kephart – Support
 - + Chris – Will provide housing, safety, businesses
 - + Jeff Pollack – Climate crisis
 - + Mitchell – Support, engagement
 - + Cheryl – Support
 - Jason – Not reflective of neighborhood needs
 - Casey – Modern day redlining
 - + Eric – Support
 - + Speaker – Support
 - + Sara Ogilvie – Support
 - Michael Nulty – Request to redesign, asking for continuance
 - Anastasia Yovanopolous–Needs to be revised, density and overcrowding
 - John – Community engagement
 - + Mark Nelson – Right kind of housing
 - Felicia – Need more housing for the family
 - John Nulty – Oppose
 - + Susan – Support, essential workers
 - + Speaker – Support, middle income workers
 - + Laurie – Support
 - + Linda – Middle income housing
 - Speaker – Oppose, outreach
 - + Eric – Support
 - + Richard Tanner – Response to questions
 - = Corey Teague – Response to questions
 - = Jenny Delumo – Response to questions
- ACTION:** After hearing and closing public comment; Continued to June 10, 2021
- AYES:** Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

12. [2019-020740CUA](#) (C. ASBAGH: (628) 652- 7329)
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\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on March 25, 2021)

SPEAKERS: = Claudine Asbagh – Staff report
 + Mark Macy – Project sponsor
 + Brett Gladstone – Project sponsor
 - Kathy Vaughn – Community input, family housing
 - Gabriela Ruiz – Take community concerns into consideration
 - Eric Arguello – Asking for continuance
 - Holly – Impact to sunlight
 + Corey Smith – Support
 + Mike – Support
 - Curtis Bradford – Postpone
 + Kevin – Support, help struggling businesses
 - David Elliott Lewis – Health impacts, needs rethinking
 - Gail Seagraves – Community engagement
 - John Nulty – Inequity
 - Michael Nulty – Continuance
 - Anastasia Yovanopolous – Work it out
 + Sara Ogilvie – Support
 - Speaker – Social equity
 - Sue Hestor – Outreach, racial and social equity
 - Felicia – More community engagement
 - Speaker – Delay
 + Jason – Support
 = Corey Teague – Response to questions
 ACTION: After hearing and closing public comment; Continued to May 6, 2021
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

- 14a. [2020-007798CUA](#) (L. HOAGLAND: (628) 652-7320)
48 STOCKTON STREET – southeast corner of Stockton and O’Farrell Streets; Lots 003 and 004 in Assessor’s Block 0328 (District 3) – Request for **Conditional Authorization**, pursuant to Planning Code Sections 210.2 and 303 to establish a 37,402 square foot non-retail sales and service use (general office) on floors three through six of an existing building in a C-3-R (Downtown-Retail) Zoning District and 80-130-F 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 Ajello-Hoagland – Staff report
+ Clarke Miller – Project sponsor
+ Karen Flood – Meet all the criteria
= Rich Hillis – Response to questions
ACTION: Approved with Conditions
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
MOTION: [20890](#)

- 14b. [2020-007798OFA](#) (L. HOAGLAND: (628) 652-7320)
48 STOCKTON STREET – southeast corner of Stockton and O’Farrell Streets; Lots 003 and 004 in Assessor’s Block 0328 (District 3) – Request for **Office Development Authorization**, pursuant to Planning Code Sections 321 and 322 to authorize 37,402 gross square feet of office space from the Office Development Annual Limit. The subject property is located within a C-3-R (Downtown-Retail) District and 80-130-F Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 14a.
ACTION: Approved with Conditions
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
MOTION: [20891](#)

15. [2019-023090CUA](#) (S. YOUNG: (628) 652-7349)
1428-1434 IRVING STREET – north side between 15th and 16th Avenues; Lots 021 and 023 in Assessor’s Block 1735 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 730 and 303 to allow a use size over 2,500 square feet of floor area. The project will involve merging an approximately 2,732 square foot vacant commercial space located on the first and partial second floor of a two-story mixed-use building (previously occupied by a retail store d.b.a. The Vitamin Shoppe) at 1428 Irving Street with an approximately 3,081 square foot commercial space of a two-story commercial building occupied by an existing animal hospital d.b.a. Irving Pet Hospital at 1434 Irving Street. The combined commercial spaces will consist of approximately 5,813 square feet of floor area. The project site is located within the Inner Sunset 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: = Sharon Young – Staff report
+ David Penn – Project sponsor

ACTION: Approved with Conditions as amended to include no use of rear yard open space for/by patients.
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20892](#)

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.

16. [2020-001578DRP-02](#) (D. WINSLOW: (628) 652-7335)
17 REED STREET – between Washington and Clay Streets; Lot 012A in Assessor's Block 0215 (District 3) – Request for **Discretionary Review** of Building Permit Application no. 2020.0117.2255 to construct a 505 square foot vertical addition to create a new second floor on an existing one-story over basement, two-bedroom, two-bath, single-family home which will result in a four-bedroom, three and half bath, 1,866 square foot single-family home with no off-street parking 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 report
 - Deborah Holley – DR 1
 - Kevin Fox – DR 2
 + Sunny Gao – Project sponsor
 ACTION: No DR, Approved as Modified
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 DRA: [745](#)

6. [2020-008507CUA](#) (R. BALBA: (628) 652-7331)
2119 CASTRO STREET – east side of Castro Street between 28th and Valley Street, Lot 028 of Assessor's Block 6612 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to demolish an existing two-story, single-family residence and construct a new four-story, two-family dwelling with two off-street parking spaces, and two Class 1 bicycle parking spaces 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: = Rich Hillis – Introduction
 = Ryan Balba – Staff report
 + Jeremy Schaub – Project sponsor
 Georgia Schuttish – Not typical flat, occupancy and tenure, roof deck
 ACTION: After being pulled off of Consent; Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

MOTION: [20893](#)

ADJOURNMENT 6:18 PM
ADOPTED APRIL 29, 2021