

SAN FRANCISCO PLANNING COMMISSION



Thursday, April 22, 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: Veronica Flores, Michelle Littlefield, Oscar Hernandez-Gomez, Kimia Haddadan, Malena Leon-Ferrera, Robin Abad, Sheila Nickolopoulos, Bridget Hicks, Michael Christensen, Vincent Page, Rich Sucre, Carly Grob, David Winslow, Liz Watty, 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. 2019-022661CUA (C. FEENEY: (628) 652- 7313)
628 SHOTWELL STREET – west side of Shotwell Street between 20th and 21st 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. 210157 to allow the change in 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 March 18, 2021)

(Proposed for Continuance to May 20, 2021)

SPEAKERS: None

ACTION: Continued to May 20, 2021

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

12. [2020-003042AHB](#) (C. FEENEY: (628) 652-7313)
[4712-4720 3RD 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 Section 206.3, 328, and 737 to allow modifications from the rear yard requirement of Planning Code Section 134 and construct a four-story, 40-foot tall residential building (measuring 18,348 gross square feet (GSF)) with 21 dwelling units and a ground floor commercial space (measuring approximately 760 square feet (SF)), within the Bayview Neighborhood Commercial District Zoning District, Third Street Special Use 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 18, 2021)
(Proposed for Continuance to May 20, 2021)

SPEAKERS: None

ACTION: Continued to May 13, 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

2. [2018-007267OFA-02](#) (J. VIMR: (628) 652-7319)
[865 MARKET STREET](#) – southeast corner of Market Street and Fifth Street, Lot 042 on Assessor’s Block 3705 (District 6) – Request for the extension of an **Office Development Authorization**, pursuant to Planning Code Sections 321 and 322, to authorize up to 49,999 square feet from Office Development Annual Limit. The proposed extension is for an additional two years to the previously approved Office Development Authorization, and contemporaneous extension of the building/site permit performance period. The subject property is located within a C-3-R (Downtown Retail) Zoning District and the 120-X/160-S Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: 20894

C. COMMISSION MATTERS

3. Commission Comments/Questions

None.

D. DEPARTMENT MATTERS

4. Director's Announcements

None.

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

Veronica Flores:

Land Use Committee

- 210352 Initiating Landmark Designation - Diego Rivera Mural "The Allegory of California." Sponsor: Peskin. Staff: LaValley.
- The Land Use and Transportation Committee heard one item this week related to the initiation to Landmark Diego Rivera's fresco, titled "The Allegory of California." This was painted in 1931 and is located within the grand stairwell at 155 Sansome Street. The Committee sent unanimous positive recommendation to the full Board of Supervisors for consideration, and there were no public comments for this item.

Full Board

- 210064 Planning Code - Landmark Designation - 1830 Sutter Street (aka Japanese YWCA/Issei Women's Building) Sponsors: Preston; Mandelman, Peskin and Chan. Staff: McMillen. PASSED Second Read
- 210275 Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed 2651-2653 Octavia Street Project. APPEAL DENIED
- 210397 Approval of a 90-Day Extension for Planning Commission Review of "Review of Large Residence Developments" (File No. 210116). Sponsor: Mandelman. Staff: Merlone. ADOPTED
- The Board also heard the appeal of the CatEx that was issued for a project at 2651-2653 Octavia Street. The subject property is a 3-story, 2-family residence located next to the Golden Gate Valley Library, which is a Category A resource and also one of the 7 Carnegie libraries in the city. The proposal includes vertical and horizontal additions, and would not result in any net new dwellings.

- The Planning Commission heard a DR for this project on February 6, 2020, during which time you denied the DR request. The CatEx dated September 5, 2019 was then appealed to the BOS. At their July 28, 2020 hearing, the Board overturned the CatEx and directed the Planning Department to further analyze the project's impacts on the indoor light levels inside the library's reading room. The Department conducted additional analysis and issued a new CatEx on January 27th, earlier this year.
- The Planning Commission then held another DR hearing on February 4th, during which time the 2019 DR request was denied. This additional DR hearing was required because the first DR request relied on the 2019 CatEx, which then became void after Board overturned that initial CEQA appeal.
- For this second CEQA appeal, the appellant argued that the project would adversely impact the indoor light level of the library's reading room, thus resulting in a significant impact under CEQA. The appellant's primary arguments were that the Department may not issue a CatEx when the project may result in an adverse impact and also that the Board should apply the fair argument test, not the substantial evidence test. When reviewing the Department's CEQA determination regarding indoor light level as a character-defining feature of the library.
- The Department clarified that CEQA does allow for CatEx to be issued for projects that have less-than-significant impacts on a historic resource, which was the case here. The Department's determination was based on substantial evidence in the record that the daylight level inside the library's reading room is not a character-defining feature of the library. Also of note, indoor light level is not identified as a character-defining feature for any of the other Carnegie libraries in San Francisco.
- During the public hearing, members of the public expressed concerns that the project would adversely impact the historic character of the library, and also that the project would block views from the neighboring properties. Additionally, there was a caller who commended Ms. Gibson's efforts on efficiently performing environmental review.
- Supervisor Stefani opined that the Department correctly determined that the project is categorically exempt, and also that the Department adequately addressed the Board's direction to analyze the project's impact on the indoor light level of the library's reading room.
- Supervisor Peskin also posed the question of why the Department issued a CatEx, instead of preparing an Initial Study.
- After discussion, the Board ultimately unanimously upheld the second CatEx and rejected the appeal.

Jonas P. Ionin, Commission Secretary:

There were no items of interest to the Planning Commission related to the Board of Appeals. The Historic Preservation Commission did briefly meet yesterday to consider one item, that is on today's agenda for your consideration as well, and adopted a recommendation for approval with staff's modifications related to the Small Business Planning Code amendment.

E. GENERAL PUBLIC COMMENT

SPEAKERS: None

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.

6. [2018-004047CWP-02](#) (M. LITTLEFIELD: (628) 652-7435)
HOUSING INVENTORY REPORT, HOUSING BALANCE REPORT, AND UPDATE ON MONITORING REPORTS – **Informational Presentation** – Staff will present the 2020 Housing Inventory, which describes San Francisco's housing production trends on new housing construction, demolitions and alterations as well as progress on meeting the City's regional housing needs allocation (RHNA) for different income levels. Findings of the State-mandated annual Housing Element Progress Report on how housing production trends advance the Housing Element's policies and goals will also be presented. Housing Balance Report Nos. 11 and 12, which cover the ten-year period from July 1, 2010 through June 30, 2020, and January 1, 2011 through December 31, 2020, respectively, will also be presented. The Housing Balance Report monitors the housing balance between market rate and new affordable housing production. An update will also be provided on the estimated completion of various monitoring reports.

Preliminary Recommendation: None – Informational

SPEAKERS:

- = Rich Hillis – Introduction
- = Michelle Littlefield – Staff presentation
- = Oscar Hernandez-Gomez – Staff presentation
- = Kimia Haddadan – Staff presentation
- = Malena Leon-Farrera – Staff presentation
- Lori Liederman – RHNA goals, affordable housing market
- Richard Skaff – Wheelchair accessible units, ADA
- =Speaker – Fair housing, increase housing
- Marie Sorenson – Social housing in all areas
- David Woo – Market based solution, new parks and rec centers
- Ben Terrell –Permanent affordable housing, racial and social equity
- Reina Tello – Affordable housing
- + Ana Lee – High opportunity areas
- Speaker – Housing plan that is truly racially equitable
- Suree – Data does not show for American Indian
- = Speaker – Inequity issue, size and inventory
- Katherine Howard – Public comment, Parks and open space, data

- Jessica Lehman – Affordable calculation, seniors, people with disability
- Lorraine Petty – Raise target goals, more affordable than market rate
- + Alex Lansberg – Cost to build vs construction wages, labor
- Ozzie Rohm – Adopt policies to protect homes in neighborhoods
- Jessie Oliver Sanford – LGBTQ needs
- + Corey Smith – Support
- Joseph – Report inaccurate, racial and social equity
- Betty Trainer – Inadequacies, seniors and people with disabilities
- = Paul Maldonado – Racial and social equity, environmental, GHG
- + David Brockman – Help produce rents
- = Speaker – Avoid people for becoming homeless
- = Kenneth Russell – Fair housing, more housing in opportunity areas
- Glenn - Racial and social equity, community of color stakeholder
- Don Mazumi – Streamline market rate housing, equity
- Teresa Marquez – San Francisco needs to build housing for its people
- Hope Williams – Focus on permanent affordable housing
- + Speaker – Increase housing in every neighborhood
- Tracy Rosenberg – Affordable housing problem remains
- Eric Arguello – Create strategy centered on racial and social equity.
- Speaker – Need housing that people can afford
- Bob – Focus on building on the west side
- Jesse – Lead land use strategies that meet our needs not developers
- Sam Deutsch – Maximize number of affordable homes
- Regina – Contradictions in the report, public facilities
- Anastasia Yovanopoulos – ADUs incorrectly categorized, inaccurate data
- + Tyler – Reversing zoning restrictions, west side development
- Speaker – Permanent affordable housing, racial and social equity
- Ray Martin – A lot needs to be worked on, deeply affordable housing
- + Jessica – Build more housing of all kinds, housing demand
- Cynthia Obregon – Without a community process there is no equity
- + Speaker – Report is clearly focused on racial and social equity
- Jean – Pause process, create strategy centered on racial and social equity
- Mariela Dela Mora - Pause the housing element process
- + Randy Tan – Expedite process, increase density near transit, vouchers
- + Jane Natoli – Keep up with housing crisis, more housing of all types
- Calvin Welch – Confused data, more affordable housing, more time
- + Lou Buendia – Ending exclusionary zoning, more housing
- Larisa Pedroncelli – Systemic racism, pause the process
- Speaker – Prioritize the real needs, not competent equity mapping
- + Theodore Randolph – RHNA goals are too small, we need more housing
- Speaker – Pause to create strategy centered on racial and social equity
- Danny Campbell – Construction workers fair wages
- Angelica Cabande – Permanent affordable housing, public amenities
- Michael Nulty – Land trust, pause the process, limit market rate housing
- Ramon Iglesias – Upzone the entire city, expedite housing
- = Charles Ayers – Take the opportunity to go big, increase housing
- Chris – Wealthy are using the law, end exclusionary housing
- Peter Papadopoulos – Concerns in the process, structure and policy
- Greg – More affordable housing for disabled seniors, more input

- Kelly Hill – Create major systemic change, pause element process
- David – Support upzoning in all of SF, more houses are necessary
- Theresa Flandrick – Missing narratives, speak to homeowners
- + Speaker – Legalize apartments and affordable housing
- + Speaker – greater percentage of housing in high opportunity area
- Linda Chapman – Pause the process, zoning maps
- + Yonathan Randolph – Support increase in zoning capacity, in-law units
- + Scott Connor – Expanding capacity and new housing supply
- Miguel Bustos – Pause the housing element process
- Speaker – Not fair for the poor community
- + Sarah Ogilvie – Consider major rezone
- + Amy Chan – MOHCD

ACTION: Reviewed and Commented

7. [2019-016230CWP](#) (K. HADDADAN: (628) 652-7436)
HOUSING ELEMENT 2022 UPDATE – Informational Presentation – The Planning Department is launching the Phase II of outreach and engagement for the Housing Element of the General Plan. This update is San Francisco's first housing plan, centered in racial and social equity. The update is due late 2022 and will include policies and programs that express the city's collective vision and values for the future of housing in San Francisco. This plan will identify priorities for decision makers, guide resource allocation for housing programs and services, and define how and where the city should create new homes for San Franciscans, or those who want to call this city home. This plan will need to accommodate the creation of 82,000 units by 2031, a target set by State and Regional Agencies that has been tripled compared to the city's current targets.

Preliminary Recommendation: None – Informational

SPEAKERS: Same as item 6.

ACTION: Reviewed and Commented

8. [2021-003010PRJ](#) (R. ABAD: (628) 652-7456)
TRANSITIONING THE SHARED SPACES TO A PERMANENT CITY PROGRAM – Informational Presentation – The Shared Spaces Program has been a critical part of the City's crisis response strategy to sustain the locally owned small business sector in San Francisco. In addition to stabilizing neighborhood commercial corridors, merchants, and jobs, the Program has contributed positively to walkability, social and psychological wellbeing during the COVID-19 pandemic. Due to widespread success throughout the City's neighborhoods, on Friday, March 12, Mayor Breed announced legislation to transition Shared Spaces from an emergency response into a permanent program through and after the pandemic. The legislation was officially introduced on Tuesday, March 16. The permanent version of the program will carry forward the streamlined permit process; encourage arts and culture; and better balance commercial activities with public space and transportation demands of the recovering economy.

Preliminary Recommendation: None – Informational

SPEAKERS: = Rich Hillis – Introduction
 = Robin Abad – Staff presentation
 - Renee – Traffic conditions, walking on sidewalks
 - Speaker – Paratransit requirements for door to door, safety

- Lucia Obregon – Lacks equitable policy, pause for more input
- + Corey Smith – Be open to iterations and improvements
- Jeff – Privatization of public space
- Ozzie Rohm – Hazardous to pedestrians, bicyclists and disable, energy
- Speaker – Pause to conduct proper community engagement
- Richard Skaff – Does not meet ADA and CA building code
- Michael Nulty – Access for all, translate in multi-language
- + Robert – Impact to economy, replace car spaces with shared spaces
- + Eric Kaplan – How we use public land, public access to spaces
- + Randy Tan – Support, public use of space when business is closed
- + Paul Maldonado – Great opportunity for the local economy
- + Sharky Laguana – Help restart the economy, builds community
- = Peter Papadapoulos – Need structural equity, trouble with grants, fees
- Speaker – Need a proper community engagement, inequity
- Larisa Pedroncelli – Inequitable, outreach, community opportunity
- + Jane Natoli – Great to have spaces like this, businesses owners
- Speaker – Accessibility requirements
- = Speaker – Public spaces remain for the public
- + Jonathan – Lifeline to small businesses
- + Speaker – Improve the program not scrap it
- + Laurie Thomas – Critical to keep restaurants open
- + Theodore Randolph – Relieves traffic congestion
- Eric Arguello – Slow down and thought out thoroughly, fees
- + David – Reduce traffic, make permanent
- Kelly Hill – Need for a strong equity lens, fees
- + Martin Munoz – Must open to all members of the public
- Speaker – Slow down, ADA and public access issues
- + Ben Deutsch – Streets are for people rather than for cars
- + Darcy Bender – OEWD

ACTION: Reviewed and Commented

9. [2021-002933PCA](#) (S. NICKOLOPOULOS: (628) 652-7442)
SIMPLIFY RESTRICTIONS ON SMALL BUSINESSES [BOARD FILE NO. 210285] – Adoption of **Planning Code Amendments** to 1) delete separate definitions of “Cat Boarding,” “Gym,” “Trade Shop,” and “Services, Instructional”; 2) allow permitted conditional uses to continue after three years of abandonment; 3) allow the continuation of longstanding places of entertainment without requiring a permit; 4) allow outdoor activity areas on rooftops; 5) temporarily require a conditional use authorization for uses replacing Nighttime Entertainment uses; 6) allow accessory Catering uses in Restaurants; 7) allow accessory dwelling units on the ground floor in Neighborhood Commercial, Chinatown Business, and Chinatown Visitor districts; 8) allow temporary outdoor entertainment, arts and recreation activities; 9) delete certain conditional use finding requirements for nighttime entertainment use; 10) delete conditional use findings related to formula retail concentrations in certain districts; 11) require expedited permit processing for commercial uses on the ground floor; 12) shorten the time for the Historic Preservation Commission to request review of Minor Alteration Permits and Certificates Of Appropriateness, affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of

Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

- SPEAKERS:
- + Laurel Arvantidis - OEWD
 - = Sheila Nickolopoulos – Staff presentation
 - + Laurie Thomas – Will help restaurants in many ways
 - Mathias – Small commercial spaces, expensive changes, need more time
 - Peter Papadopoulos – Help small business, cultural protections, equity
 - + Emily Abraham – Small business needs support
 - Sam Hayes – Concerns, how fast it is moving, entertainment uses
 - Ozzie Rohm – Commercial spaces are not secluded, small businesses
 - + Debbie Horn – Simplify the process to start a business
 - Larisa – Destabilize our community, weakening protections, equity lens
 - Michael Nulty – Land use issue, proper notification of noise ordinance
 - Katherine Howard – Decision should be postponed, public process
 - William Riley – Rooftop access
 - + Speaker – Simplify process to open business
 - + Sharky Laguana – Important step to move forward, economy
 - Speaker – Need some changes before approving, entertainment
 - Speaker – Outreach, remove formula retail
 - Eric Arguello – Broad changes, every neighborhood is different
 - + Randy Tan – Permitting and process, remove night club
 - + Robert Fruchtman – Equity analysis of Prop H
 - + Eric – Step in the right direction, hard to open small business, vacancy
 - + Speaker – Encourage hometown chains not formula retail
 - + Manny Yekutiel – Support, small businesses
 - Marie Sorenson – Continue, rethink ideas, rooftop dining/entertainment
 - + Theodore Randolph – Shorter approval process
 - = Bridget Hicks – Response to questions
 - = Liz Watty – Response to questions
 - = Rich Hillis – Response to questions
 - + Ben Van Houten – OEWD
 - = Corey Teague – Response to questions
- ACTION: Approved with Staff Modifications and eliminating the provision related to ADU's in Chinatown.
- AYES: Tanner, Diamond, Fung, Koppel
- NAYS: Chan, Imperial, Moore
- RESOLUTION: 20895

10. [2019-006114PRJ](#) (M. CHRISTENSEN: (628) 652-7567)
300 5TH STREET – southwest corner of Folsom and 5th Streets; Lot 001 in Assessor's Block 3753 (District 6) – An **Informational Hearing** on the new construction of a 160' tall, 16-story residential building (measuring 112,219 gross square feet) with 130 dwelling units, 108 Class One bicycle parking spaces, and zero off-street auto parking spaces. The Project is requesting approval through the ministerial review process provided under the Central SOMA Housing Sustainability District (Planning Code Section 343). The site is located within a MUR (Mixed Use Residential) Zoning District, Central SoMa Special Use District (SUD), SOMA Youth and Family SUD, and 85-X Height and Bulk District.

Preliminary Recommendation: None – Informational

SPEAKERS: = Michael Christensen – Staff presentation
 + Jake Shemano – Project sponsor
 + Ira Kaplan – Adding housing and replacing gas station
 + Speaker – Support, bikes, rooftop, affordable/market units
 + Corey Smith – Support, petition
 + Speaker – Support, 130 homes are what we need

ACTION: Reviewed and Commented

11. [2013.0614ENX-02](#) (M. CHRISTENSEN: (628) 652-7567)
600 SOUTH VAN NESS – southeast corner of South Van Ness Avenue at 17th 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. On April 9, 2015 the originally approved project received a Community Plan Evaluation and was deemed exempt from CEQA (case number 2013.0614ENV). The proposed project change does not result in a physical change to the environment and the original exemption applies.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on April 1, 2021)

SPEAKERS: = Michael Christensen – Staff presentation
 + Amy Beinart – Legislative aide to Supervisor Ronen
 + Lydia Ely – MOHCD
 = Carly Grob – Response to questions
 + Steve Vettel – Project sponsor

ACTION: Approved with Conditions

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

MOTION: 20896

13. [2020-010729CUA](#) (V. PAGE: (628) 652-7396)
1215 29TH AVENUE – west side of 29th Avenue between Lincoln Way and Irving Street, Lot 002 of Assessor’s Block 1721 (District 4) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to remove two Unauthorized Dwelling Units from the ground floor of an existing three-story, single-family residence. The two Unauthorized Dwelling Units have a path to legalization under the Planning Code and are currently subject to the Rent Stabilization and Arbitration Ordinance. Both Unauthorized Dwelling Units are currently occupied by tenants. The Project was filed in response to the Board of Appeals’ Notice of Decision and Order for Appeal No. 20-027 (Planning Enforcement Case No. 2018-008429ENF). The Project Site is located 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: Disapprove

SPEAKERS: = Rich Hillis - Introduction
 = Vincent Page – Staff presentation
 + Lee Hammack – Project sponsor
 + Project Sponsor – Response to questions
 = Rich Sucre – Response to questions
 ACTION: Disapproved
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: 20897

14. [2020-009148CUA](#) (M. CHRISTENSEN: (628) 652-7567)
353 DIVISADERO STREET – southwest corner of Divisadero and Oak Streets; Lot 001 in Assessor’s Block 1218 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 759, for a change of use from Restaurant to Cannabis Retail within the existing 1,300 square foot commercial space on the ground floor of the existing three-story mixed-use building. The Project does not propose an on-site smoking or vaporizing room. The site is located within the Divisadero Street NCT (Neighborhood Commercial Transit) 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: = Michael Christensen – Staff presentation
 + Jason Everett – Project sponsor
 + Ayesha – Project sponsor
 + Alex Aquino – Project sponsor
 - Speaker – Bicyclist safety
 + Kristen Evans – Support
 + Mark Brennan – Parking concerns
 + Mark Henderson - Support
 + Katrina – Support
 - Tom Hamilton – Merchants’ concerns, security, safety, parking
 + Ryan - Support
 + Christopher – Support, bring more jobs to the neighborhood
 + Michael Nulty – Support
 + Rose – Support, new jobs, boosting economy
 + Justin – Support
 + Anthony – Support
 + Hunter McCarthy – Support
 + John Amaro – Support
 + Michael Xavier – Support
 ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: 20898

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.

15. [2020-006525DRP](#) (D. WINSLOW: (628) 652-7335)
1990 LOMBARD STREET – at Webster and Magnolia Streets; Lot 015 in Assessor’s Block 0493 (District 2) – Request for **Discretionary Review** of Building Permit Application no. 2018.0327.4744 to convert the two upper floors of an existing office and commercial building to residential use (to a total of six units), including a new roof deck and stair penthouse to an existing three-story building within a NC-3 (Neighborhood Commercial, Moderate 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: Do Not Take Discretionary Review and Approve
 (Continued from Regular hearing on March 4, 2021)

SPEAKERS: = David Winslow – Staff presentation
 - Dawn Ma – DR
 + Rajat Randev – Project Sponsor

ACTION: No DR

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

DRA: 746

16. [2020-002333DRP](#) (D. WINSLOW: (628) 652-7335)
2814 CLAY STREET – between Scott and Divisadero Streets; Lot 013 in Assessor’s Block 1002 (District 2) – Request for **Discretionary Review** of Building Permit Application no. 2020.0203.3400 to construct a two-story horizontal rear addition to the existing two-unit, three-story over-basement building 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: Take Discretionary Review and Approve with Modifications
 (Continued from Regular hearing on March 25, 2021)

SPEAKERS: = David Winslow – Staff presentation
 - Elliott Maxwell – DR
 + Dane Bunton – Project sponsor
 + Jeannie Shin – Project sponsor
 - Speaker – Objects the project

ACTION: No DR

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

DRA: 747

ADJOURNMENT 11:16 PM

ADOPTED MAY 6, 2021