

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, June 3, 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 1:02 PM

STAFF IN ATTENDANCE: Veronica Flores, Dario Jones, Aaron Starr, Lisa Fisher, Luiz Barata, Kevin Guy, Claire Feeney, Michael Christensen, Alex Westhoff, Rich Sucre, Kate Conner, 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.

10b. [2019-006578DRP](#)

(A. WESTHOFF: (628) 652-7314)

2455 HARRISON STREET – east side between 20th and 21st Streets; Lot 026 in Assessor's Block 4084 (District 9) – Request for **Discretionary Review** of Building Permit Application no. 2019.0430.9262 for the demolition of an existing one-story automotive repair building and new construction of a four-story mixed-use building with laboratory use on the first and second stories, and residential dwelling units on the third and fourth stories within a UMU (Urban Mixed Use) Zoning District and 48-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
WITHDRAWN

SPEAKERS: None
ACTION: Withdrawn

B. COMMISSION MATTERS

1. Consideration of Adoption:
 - [Draft Minutes for May 20, 2021](#)

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

2. Commission Comments/Questions

Commissioner Chan:

So, a few months ago I shared an update about the inaugural SF Young Planners Internship program. As a reminder, this is a partnership between Planning Department and the Mayor's Opportunities For All initiative really to provide the hands-on training program for high school students to explore and dive into the Planning profession. I'm excited to let you know that the program actually starts next week, June 7th and goes until August 6 or so. We have 15 interns who have been placed in this cohort and also two teaching fellows who will be designing and leading the program. I wanted to give shout out especially to Tina Tam of the Planning Department for all of her support and work making this program possible. I had a chance to meet some of the interns during a pre-program orientation. It looks to be a really great cohort. Many of them are really excited to learn more about the city that they call home and how they can get involved in shaping the future. The program is going to be a hybrid model of both online and outdoor in-person field work. And it is going to cover a range of topics – the history of Planning to housing, Zoning, Transportation, Environmental Justice and Sustainability, Historical Preservation and so forth. I really appreciate some of the Commissioners who mentioned last time that they wanted to be involved. And so, Planning staff will be reaching out with some opportunities to connect with the interns throughout the program. And please be on the lookout for an invitation for the final celebration and graduation at the end.

Lastly, I wanted to share some personal news that I will be taking a leave of absence to focus on family. Today will be my last meeting on the Commission. And until then, I look forward to returning in a few months and hopefully seeing you all in person at City Hall. Thank you.

Commissioner Tanner:

I just want to thank you, Commissioner Chan for your work and to anyone in the Department who has helped to get the young folks ready. I am just so excited about this and I hope they have as much fun and just learn so much. Thank you so much for your leadership. I just can't wait to hopefully meet some of the students whether it is in person or online or combination. And, look forward to you returning. So, I hope that the few months of leave are good for you and your family.

And then last, to everyone, happy Pride Month. We are opening up in time for a fun and festive month. So, hopefully everyone can get out there and enjoy Pride month.

C. DEPARTMENT MATTERS**3. Director's Announcements****Rich Hillis, Planning Director:**

Thank you, Commissioners. And I was going to mention the same thing about the internship program. Thank you, Commissioner Chan for bringing it up and thank you for all you have done to make it possible. And Tina Tam too, I want to thank for all her work because it was a big lift from the time we started to discussing it, to getting it to this point, and having actual interns. So, thanks again. Our college interns also start next week. So, there are 25 college interns as well as 15 high school interns. Some of them will be on kind of a similar hybrid model as well. And we will definitely reach out to you all when there are opportunities to engage with them as well as for their final presentations. Thank you all again.

Commissioner Moore:

I wanted to suggest to the director to let us know early where these students are coming from. And again, I definitely will offer my availability to help mentor, tutor or explain. I have been on for a while. Besides being in the profession there are things to share. Please make yourself avail to my being ready, including letting us all know early on which particular schools you have chosen. I am always curious on that. Thank you.

Rich Hillis, Planning Director:

Okay. Thank you.

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

None.

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Email to Commissioners, demo calcs
Sue Hestor – State Density Bonus
Linda Chapman – State Density Bonus, zoning map

E. 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.

5. [2020-006112PCA](#) (V. FLORES: (628) 652-7525)
MESSAGE ESTABLISHMENT ZONING CONTROLS [BF 210381] – **Planning Code Amendments**
 – Ordinance amending the Planning Code to revise Massage Establishment zoning controls, including, among other things, to 1) add Sole Practitioner Massage Establishments to the definition of Health Services in Article 7; 2) regulate Massage Establishments consistent with Health Services, except that where zoning for Health Services is more permissive, Massage Establishments shall require conditional use authorization on the second floor and are not permitted on the third floor and above unless located within a Hotel; 3) eliminate the three-month period to establish abandonment of certain nonconforming Massage Establishment uses; 4) prohibit Personal Services uses for three years at any location where a Massage Establishment use was closed due to a violation of the Planning Code or Health Code; 5) eliminate the exception from the conditional use authorization requirement for massage uses accessory to a dwelling unit; and 6) delete related provisions that have expired through the passage of time; 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 public necessity, convenience, and general welfare findings pursuant to Planning Code, Section 302.

Preliminary Recommendation: Approve with Modification

SPEAKERS: = Veronica Flores – Staff report
 + Paul Monge, Legislative Aide of Supervisor Ronen
 - Linda Chapman – Need to have controls for places
 - Eric Stine – Conditional use at 450 Sutter
 = Dario Jones – Response to questions
 = Aaron Starr – Response to questions
 = Rich Hillis – Response to questions
 ACTION: Approved with Staff Modifications
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 RESOLUTION: [20926](#)

6. [2018-013637CWP](#) (L. FISHER: (628) 652-7450 AND L. BARATA: (628) 652-7326)
ISLAIS CREEK SOUTHEAST MOBILITY AND ADAPTATION STRATEGY – area between southern Dogpatch, northern Bayview, Highway 101 and the San Francisco Bay – **Informational Hearing** nearing the end of a two-year effort funded by Caltrans and agency staff resources; Planning leads the interagency team comprised of SFMTA, SF Port, and SFPUC. Building on robust technical analysis and public engagement, ICSMAS outlines coastal/inland flooding and sea level rise adaptation strategies and pathways to protect the area, its key assets, and communities from the unavoidable impacts of climate change.

Preliminary Recommendation: None-Informational

SPEAKERS: = AnMarie Rodgers – Introduction
 = Lisa Fisher – Staff presentation

+ Kari Kilstrom – SF Port
= Luiz Barata – Staff report
= Adam Varat – Response to questions

ACTION: Reviewed and Commented

- 7a. [2021-000444CUA](#) (K. GUY: (628) 652-7325)
135 POST STREET – south side between Grant Avenue and Kearny Street; Lot 021 in Assessor's Block 0310 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.2 and 303 to establish approximately 49,000 square feet of non-retail sales and service (general office) uses at floors three through six of the existing six-story building within 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: = Kevin Guy – Staff report
+ Daniel Frattin – Project sponsor
ACTION: Approved with Amendments read into the record by Staff
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
MOTION: [20927](#)

- 7b. [2021-000444OFA](#) (K. GUY: (628) 652-7325)
135 POST STREET – south side between Grant Avenue and Kearny Street; Lot 021 in Assessor's Block 0310 (District 3) – Request for **Office Allocation**, pursuant to Planning Code Sections 320-325 to establish approximately 49,000 square feet of non-retail sales and service (general office) uses at floors three through six of the existing six-story building within a C-3-R (Downtown, Retail) Zoning District and 80-130-F Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 7a.
ACTION: Approved with Amendments read into the record by Staff
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
MOTION: [20928](#)

8. [2020-011603CUA](#) (C. FEENEY: (628) 652-7313)
2424 POLK STREET – east side between Filbert and Union Streets; Lot 020 in Assessor's Block 0525 (District 2) – Request for a **Conditional Use Authorization**, pursuant to Planning Code 303 and 723, to establish an approximately 2,346 square-foot Cannabis Retail Use (d.b.a. A&E Green Solutions) within a one-story commercial building. There will be an on-site smoking and vaporizing lounge in the rear of the business. There will be no expansion of the existing building envelope or storefront modifications proposed. The project site is located within the Polk Street NCD (Neighborhood Commercial District) Zoning District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Claire Feeney – Staff presentation
- Speaker – Oppose
+ David Goldman – Credit to the neighborhood

- + Chrissy Caper – Equity
- + Michael Cowan – Access to seniors
- + Teddy Kramer – Support small business
- Diane Joseph – Wrong building
- + Stella – Support
- + Lucas – Meaningful employment
- + Yvonne Webb – Support
- + Drakari Donaldson – Support
- + Camani Edwards – Medical benefits
- + Mike Payne – Support
- + Sabrina – Support
- + Alana – Great addition to community
- + Rocco – Support
- + Phillip Lesser – Project sponsor
- + Edmund Galli – Project sponsor
- + Will Wick – Legal business
- + Sarah Snyder – Support
- + Speaker – Support
- + Aly Greenstone – Support
- Mo Jameel – Deliveries should not be allowed, hours of operations
- + Alicia Beirden – No issues with safety
- + Graham Goodwin – Support
- + Darryl Smith – Support
- + Angel Davis – Support
- + Emmy – Support
- Speaker – Smoke and vaping lounge, noise
- + Alexa Goldberg – Support
- + Lawrence Michaelson – Support
- Kathleen – No deliveries, no lounge, traffic
- + Joan Walker – Support
- Lynn - No pick-ups or deliveries, no vape lounge, noise, vent system
- Speaker – Close to a daycare
- + Kayla – Support
- + Speaker – Support
- + Speaker – Support
- + Roger Eng – Support
- Al Smith – Will not attract good tenants
- Joan Albertson – Oppose, not notified, concern about crime
- + Doug – Support
- Dennis – No delivery/pick up, no vape lounge, hours of operation
- + Ali – Support
- + Speaker – Support
- = Michael Christensen – Response to questions

ACTION:

Approved with Conditions as amended to include:

1. Applicant to apply for a passenger loading (white) zone;
2. Doors adjacent to the vaping lounge be alarmed; and
3. Windows adjacent to the vaping lounge be inoperative or remain closed during operation.

AYES:

Tanner, Chan, Diamond, Imperial, Koppel

NAYS: Fung, Moore
 MOTION: [20929](#)

9. [2020-003223CUA](#) (A. WESTHOFF: (628) 652-7314)
249 TEXAS STREET – east side 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 May 13, 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. On April 15, 2021, without hearing, continued to May 13, 2021 by a vote of +7 -0. On May 13, 2021, without hearing, continued to June 3, 2021 by a vote of +7 -0.

SPEAKERS: + Scott Emblidge – Project sponsor
 = Alex Westhoff – Staff report
 - Speaker – Organized opposition
 - Matt Boden – Organized opposition
 - Speaker – Organized opposition
 - Speaker – Former tenant's statement
 - Leila – Excluded from communications
 - Kristen – In violation SF general plan
 - Juniper – Oppose
 - Clementine – Health concerns during construction
 - Ozzie Rohm – SF general plan policy
 - Speaker – Section 317
 - Elliot – Notice requirement, Section 333
 - Briana – Gentrification
 - Anastasia Yovanopoulos – Opposed to demolition
 - Kyle – Verify plan
 - Bruce Bowen – Destructive pattern of behavior
 - Speaker – Did not receive notice of hearing
 - Layla Stanley – Tenants
 - Emily Block – Skylight
 - Gavin Murphy – 1-unit vs 2-unit building
 = Rich Sucre – Response to questions
 = Jonas P. Ionin – Response to questions
 = Kate Conner – Response to questions
 = Rich Hillis – Response to questions
 ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Koppel
 NAYS: Imperial, Moore
 MOTION: [20930](#)

F. 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.

- 10a. [2019-006578SHD](#) (A. WESTHOFF: (628) 652-7314)
2455 HARRISON STREET – east side between 20th and 21st Streets, Lot 026 of Assessor's Block 4084 (District 9) – Request for Planning Commission consideration of the Adoption of **Shadow Findings** pursuant to Planning Code Section 295 that net new shadow from the project would not be adverse to the use of the Mission Recreation Center, which is under the jurisdiction of the Recreation and Park Commission. The Project proposes the demolition of the existing one-story industrial building and the new construction of a four-story-over-basement, 48' tall, 11,125 square foot (sq ft) mixed-use building with five dwelling units, 4,288 sq ft of laboratory use, and six bicycle parking spaces. The subject property is located within a UMU (Urban Mixed-Use) Zoning District and 48-X Height and Bulk District.
Preliminary Recommendation: Adopt
(Continued from Regular hearing on March 25, 2021)

SPEAKERS: = Alex Westhoff – Staff report
+ Toby Morris – Project sponsor
- Speaker – Penthouse
- Speaker – Windows
ACTION: Adopted Shadow Findings
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
MOTION: [20931](#)

ADJOURNMENT 5:59 PM
ADOPTED JUNE 17, 2021