

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, July 8, 2021
1:00 p.m.
Regular Meeting**

COMMISSIONERS PRESENT: Tanner, Diamond, Fung, Imperial, Moore
COMMISSIONERS ABSENT: Chan, Koppel

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MOORE AT 1:06 PM

STAFF IN ATTENDANCE: Claire Feeney, Scott Sanchez, Kate Conner, 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. 2019-013412VAR (D. WINSLOW: (628) 652-7335)
146 JORDAN AVENUE – east side between Euclid Avenue and Geary Boulevard; Lot 037 in Assessor's Block 1063 (District 2) – Request for **Variance** pursuant to Planning Code Section 134 for the construction of a detached garage structure (approximately 10 feet wide by 20 feet deep by 11 feet high) within the required rear yard of the three-story, single family

dwelling located within a RH-1 (D) (Residential-House, One Family-Detached) Zoning District and 40-X Height and Bulk District. The new detached garage structure will replace the original garage structure that was demolished at the southeast corner of the lot without the benefit of permit. The proposal will also replace the existing deck and stairs (less than three feet in height), replace and increase the height of the side and rear fences, install a gate at the side yard, and modify a portion of the grade in the rear yard. Planning Code Section 134 requires the property to maintain a rear yard of 36 feet. The new detached garage structure will be constructed entirely within the required rear yard.

(Continued from Regular hearing on June 17, 2021)

(Proposed for Continuance by Zoning Administrator to Variance hearing July 28, 2021)

SPEAKERS: None

ACTION: ZA Continued to July 28, 2021

2. 2019-017481APL (A. CALLAGY: (628) 652-7540)
530 SANSOME STREET – east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor’s Block 0206 (District 3) – **Appeal of Preliminary Negative Declaration** for the proposed demolition of three existing buildings, at 425 Washington, 439–445 Washington, and 530 Sansome streets and construction of a four-story replacement fire station for San Francisco Fire Department Station 13 and an approximately 218-foot-tall (236 feet total, including rooftop mechanical equipment) building with three below-grade levels under the Project Site. The 530 Sansome Street project would convert the western portion of Merchant Street adjacent to the project site into a shared street/living alley. The project would result in one loading space and two vehicle service spaces. The 218-foot-tall building would contain either: A) approximately 200 hotel rooms, and retail/restaurant space, office space and fitness center space; or B) approximately 256 residential units. The project would result in either 48 vehicle parking spaces, 22 class 1 bicycle parking spaces, and 26 class 2 bicycle parking spaces or 82 vehicle parking spaces 143 class 1 bicycle parking spaces, and 19 class 2 bicycle parking spaces for the hotel or residential options, respectively. The Project Site is located within the Downtown Plan Area, a C-3-O (Downtown Office) Zoning District and 200-S Special Height and Bulk District.

Preliminary Recommendation: Uphold

(Proposed for Continuance to July 29, 2021)

SPEAKERS: None

ACTION: Continued to July 29, 2021

AYES: Tanner, Diamond, Fung, Imperial, Moore

NAYS: None

ABSENT: Chan, Koppel

3. 2020-000788CUA (C. FEENEY: (628) 652-7313)
722 WISCONSIN STREET – west side between 20th and 22nd Streets; Lot 014 in Assessor’s Block 4097 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303, and 317 to allow for the demolition of an existing Residential Unit and the construction of a new two-unit residence. The new dwelling units will have a one-bedroom unit (measuring approximately 800 square feet) and a three-bedroom unit (approximately 3,603 square feet). The project is located in 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
(Proposed for Continuance to August 26, 2021)

SPEAKERS: Christine – Requesting continuance to July 22, 2021
 Claire Feeney – Response to questions
 ACTION: Continued to August 26, 2021
 AYES: Tanner, Diamond, Fung, Imperial, Moore
 NAYS: None
 ABSENT: Chan, Koppel

12. [2019-022661CUA](#) (C. FEENEY: (628) 652-7313)
628 SHOTWELL STREET – west side between 20th and 21st Streets; 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 May 20, 2021)

SPEAKERS: Ryan Patterson – Continuance
 Speaker - Continuance
 ACTION: Continued to September 23, 2021
 AYES: Tanner, Diamond, Fung, Imperial, Moore
 NAYS: None
 ABSENT: Chan, Koppel

- 13a. [2019-020611CUA](#) (R. SUCRE: (628) 652-7364)
5114-5116 3RD STREET – west side between Bay View Street and Shafter Avenue; Lot 004 in Assessor’s Block 5358 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to retroactively allow the demolition of a dwelling unit located within a legal nonconforming auxiliary structure at the rear of the subject property within the Bayview NCD (Neighborhood Commercial District) Zoning District, Bayview Hunters Point Area Plan, 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 June 17, 2021)

SPEAKERS: None
 ACTION: Continued to September 23, 2021
 AYES: Tanner, Diamond, Fung, Imperial, Moore
 NAYS: None
 ABSENT: Chan, Koppel

- 13b. [2019-020611VAR](#) (R. SUCRE: (628) 652-7364)
 5114-5116 3RD STREET – west side between Bay View Street and Shafter Avenue; Lot 004 in Assessor’s Block 5358 (District 10) – Request for **Variances** from the rear yard requirement of Planning Code Sections 134 and the Exposure requirement of Planning Code Section 140. The subject property is located within the Bayview NCD (Neighborhood Commercial District) Zoning District, Bayview Hunters Point Area Plan, and 40-X Height and Bulk District.
 (Continued from Regular hearing on June 17, 2021)

SPEAKERS: Same as item 13a.
 ACTION: ZA Continued to September 23, 2021

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. [2021-002352CUA](#) (K. AGNIHOTRI: (628) 652-7454)
 3401 CALIFORNIA STREET – south side between Laurel and Spruce Streets; Lot 001 in Assessor’s Block 1034 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 713, 303 and 303.1 to convert 1,530 square feet of existing vacant ground floor retail space into a Formula Retail Use, d.b.a. Super Duper Burgers. The project is located within an existing 1-story building in the Laurel Village Shopping Center in a NC-S (Neighborhood Commercial, Shopping Center) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung, Imperial, Moore
 NAYS: None
 ABSENT: Chan, Koppel
 MOTION: 20937

5. [2021-000726CUA](#) (L. HOAGLAND: (628) 652-7320)
 559 CLAY STREET – south side between Montgomery and Leidesdorff Streets; Lot 031 in Assessor’s Block 0228 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303 to convert 2,669 square feet of basement storage space into additional office space for the existing tenant. The project is located within an existing four-story over basement office building in a C-3-O (Downtown Office) Zoning District and 75-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None

ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung, Imperial, Moore
 NAYS: None
 ABSENT: Chan, Koppel
 MOTION: 20938

6. [2019-013412DRP](#) (D. WINSLOW: (628) 652-7335)
146 JORDAN AVENUE – east side between Euclid Avenue and Geary Boulevard; Lot 037 in Assessor’s Block 1063 (District 2) – Request for **Discretionary Review** of Building Permit Application no. 2019.1127.8326 for the construction a detached garage structure (approximately 10 feet wide by 20 feet deep by 11 feet high) which is located within the required rear yard of the existing three-story, single family dwelling. The new detached garage structure will replace the original garage structure that was demolished at the southeast corner of the lot without the benefit of permit. The Project will also include replacing the existing deck and stairs, side and rear fences, the installation of a gate at the side yard, and modifying a portion of the grade in the rear yard 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: Take Discretionary Review and Approve as Modified
 (Continued from Regular hearing on June 17, 2021)

SPEAKERS: None
 ACTION: Took DR and Approved with Modifications
 AYES: Tanner, Fung, Imperial, Moore
 NAYS: None
 ABSENT: Chan, Koppel
 RECUSED: Diamond
 DRA: 755

C. COMMISSION MATTERS

7. Consideration of Adoption:
- [Draft Minutes for June 17, 2021](#)
 - [Draft Minutes for June 24, 2021](#)

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

8. Commission Comments/Questions

Commissioner Imperial:

I'd like to take the opportunity to thank the SFMTA project manager [inaudible] in terms of providing me the tour last week, in terms of the Potrero Bus Yard. I learned a lot in that tour and I would also suggest or recommend all other Commissioners to attend the tour for the Potrero Bus Yard. I learned a lot in terms of the status of the bus yard itself and how it needs

modernization. We need to think, we need to prioritize as well, or think or consider about the workers of SFMTA. So, as this project is coming along, there are a lot of things that I think we need to think through and also how we care about the -- our bus facilities. So, I want to thank the SFMTA for providing the tour and for other Commissioners to also take the tour with SFMTA. That's all. Thank you.

Commissioner Tanner:

And I definitely will, thank you for reminding us Commissioner Imperial. I love to tour a good City facility so I will make some time for that. I wanted to likewise thank staff, particularly the insider, Rich Sucre, who helped offer a tour for some high school students under the program Operation Genesis last week of the Planning facility and provide an overview to them of what Planning is as a career, but also what it means to be civically engaged in Planning matters in their community. And it was a really wonderful couple of hours we spent with the two handful of students and just very grateful. I think they were pretty excited. So, to get high schools excited about Planning I think that it's a pretty interesting topic. So, just wanted to thank the staff for their time on that.

D. DEPARTMENT MATTERS

9. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners. Just one item. I wanted to make you aware and the public that the notice of preparation for the Housing Element update EIR was issued on June 16th. And as you know, this is the first phase of our Environmental Review and also includes kind of the broad scoping of the EIR. Comments are still being accepted and will be accepted until July 16th on the NOP. Just to give you a reminder of the broader schedule of the draft EIR is anticipated to be issued in Spring 2022 with final EIR adoption in Housing Element hopefully in January 2023 to meet the state's mandated deadlines. So, more information can be found at SFhousingelement.org. And that's all I have.

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

Scott Sanchez, Deputy Zoning Administrator:

The Board of Appeals did meet last night and considered on appeal of a Planning Commission decision.

2643 31st Avenue – Building permit for vertical addition to add one story to an existing two-story single-family dwelling that is set back 24 feet from the front building wall. The Planning Commission heard this as a DR in January 2020 and took DR to reduce the massing at the rear of the building and with direction to staff to review the height of the front parapet. In line with the Commission's decision, the project was ultimately approved with an additional setback from the rear building wall of 3' to reduce the massing at the rear (resulting in an addition that is 31 feet long and 25 feet wide) and staff confirmed that the height of the front parapet was adequate to minimize the visual impact of the vertical addition. The DR requestor appealed the permit issuance and sought an additional setback from the front of the building – requesting that it be setback a total of 32 feet from the front

building wall. The Board found the project complied with the residential design guidelines and unanimously denied the appeal.

Jonas P. Ionin, Commission Secretary:

The Historic Preservation Commission did meet yesterday and considered several items that might be of interest to the Planning Commission. They adopted a Recommendation for Approval to establish the Sunset Chinese Cultural District ordinance. This is an Administrative Code amendment. They heard an Informational Presentation from your staff on Centering Planning on Racial and Social Equity. And also had significant conversations on the proposed Planning Code amendment for the Review of Large Residence Developments. That will be coming to you on July 22nd I believe. They ultimately adopted a Recommendation for Approval with staff's proposed modifications. However, they had significant concern and added a "whereas" to acknowledge that over some of the proposed items in the legislations, specifically, the 2,500 square foot benchmark or threshold and the 10% expansion standards so to speak. And then they felt that some of these numbers were a bit arbitrary, including the 10-year threshold for expansion of large residences. Again, Commissioners, this item will be coming to you for your consideration on July 22nd. Finally, they did approve a Permit to Alter at 233 Geary Street for some minor ground floor exterior modifications to the historic I. Magnin building.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Linda Chapman – 1525 Pine Street
Theresa Calderon – 1525 Pine Street, light
Samantha – 1525 Pine Street, light study
Zach – Disability accommodation request
Speaker – 1526 Pine Street, light study

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. (S. SANCHEZ: (628) 652-7384)
[RESIDENTIAL OPEN SPACE CONTROLS](#) – **Informational Presentation** on the historical background of the Planning Code's residential open space requirements and a general overview of its primary elements, provided in response to a request from the Planning Commission.

Preliminary Recommendation: None – Informational

SPEAKERS: = Scot Sanchez – Staff report
= Rich Hillis – Response to questions and comments
= Kate Conner – Response to questions and comments
= Corey Teague – Response to questions and comments
ACTION: Reviewed and Commented

ADJOURNMENT 2:19 PM

ADOPTED JULY 22, 2021