

SAN FRANCISCO PLANNING COMMISSION



Thursday, July 22, 2021

1:00 p.m.

Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:01 PM

STAFF IN ATTENDANCE: Aaron Starr, Jeremy Shaw, Joshua Switzky, Audrey Merlone, Claudine Asbagh, Liz Watty, Charles Enchill, Jonathan Vimr, Rich Sucre, Claire Feeney, Jeff Horn, Scott Sanchez – Deputy 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. 2015-012577CUA (M. WOODS: (628) 652-7350)
1200 VAN NESS AVENUE – northeast corner of Post Street; Lots 003 and 005 in Assessor's Block 0691 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.3, 243, 253, 253.2, 271, 303 and 304 to allow a Planned Unit Development

(PUD) for the demolition of the existing building complex and the construction of a 13-story mixed use building, mainly 107 dwelling units, approximately 106,700 square feet of health service uses and 270 parking spaces. The proposal includes PUD modifications to Planning Code provisions related to rear yard (Section 134), open space technical standards (Section 135), dwelling unit exposure (Section 140), ground floor ceiling height (Section 145.1), parking and loading entrances (Section 145.1), off-street loading technical standards (Section 154) and floor area premium for corner lots (Section 243). The project site is within a RC-4 (Residential-Commercial, High Density) Zoning District, Van Ness SUD (Special Use District), Van Ness Automotive SUD (Special Use District), Van Ness Avenue Area Plan, and 130-V 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: Pending

(Proposed for Continuance to September 23, 2021)

SPEAKERS: None

ACTION: Continued to September 23, 2021

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

ABSENT: Chan

2. [2016-011827ENX](#) (E. JARDINES: (628) 652-7531)
1500 15TH STREET – northwest corner of South Van Ness Avenue, Lots 016 and 018 in Assessor's Block 3548 (District 9) – Request for **Large Project Authorization** (LPA) pursuant to Planning Code Section 329, for the Project proposing a lot merger and new construction of an approximately 85-foot tall, eight-story-over-basement residential building (measuring approximately 66,388 gross square feet (gsf)) with ground floor retail measuring approximately 3,798 gsf. The Project would construct a total of 160 group housing units (225 beds total inclusive of 65 beds below-grade via 16 bedrooms with four and five beds per room), 52 Class 1 and 12 Class 2 bicycle parking spaces. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918) and proposes waivers for: 1) rear yard (PC 134), 2) street frontage ground-floor ceiling height, and 3) height (PC 250); as well as a concession/incentive for 4) usable open space (PC 135). The project site is located within a UMU (Urban Mixed-Use) Zoning District, and 58-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 October 14, 2021)

SPEAKERS: None

ACTION: Continued to October 14, 2021

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

ABSENT: Chan

11. [2017-014833ENV](#) (J. DELUMO: (628) 652-7568)
469 STEVENSON STREET PROJECT – Certification of the **Final Environmental Impact Report** (EIR) – The project site is located on the block bounded by Stevenson Street to the north, Jessie Street to the south, 6th Street to the west, and 5th Street to the east (Assessor's block/lot 3704/045). The proposed project would demolish the existing parking lot and construct a new 27-story mixed-use building approximately 274 feet tall (with an additional 10 feet for rooftop mechanical equipment) with three below-grade parking levels providing

approximately 166 parking spaces, one freight loading space, and two service vehicle loading spaces. The approximately 535,000-gross-square-foot building would consist of approximately 495 dwelling units, 4,000 square feet of commercial retail use on the ground floor, and 25,000 square feet of private and common open space. The proposed project would also provide approximately 200 class 1 bicycle spaces, 27 class 2 bicycle parking spaces, and passenger loading zones on Stevenson Street and Jessie Street. The proposed project would use the Individually Requested State Density Bonus Program and provide affordable housing units onsite. The Project Site is located within a C-3-G (Downtown General Commercial) Zoning District, Downtown Plan Area, and 160-F Height and Bulk District.

Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on May 11, 2020. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify

(Continued from Regular hearing on June 24, 2021)

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

- 12a. [2017-014833ENV](#) (N. FOSTER: (628) 652-7330)
 469 STEVENSON STREET – south side between 5th and 6th Streets; Lot 045 in Assessor's Block 3704 (District 6) – Request for **Adoption of Findings** and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act (CEQA). The proposed project ("Project") includes construction of a 27-story residential building reaching a height of 274-feet tall (284-feet including rooftop mechanical equipment) with a total Gross Floor Area of approximately 427,000 square feet devoted to residential uses, with approximately 4,000 gross square feet of ground-floor retail. The Project includes a total of 495 dwelling units, with a mix of 192 studio units, 149 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and eight five-bedroom units totaling, with 73 dwelling units provided as on-site affordable dwelling units. The Project would provide 166 off-street vehicle parking spaces, up to 12 car-share spaces, 200 Class 1 and 27 Class 2 bicycle parking spaces, and three freight loading spaces within a below-grade garage. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 42.5% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project Site is located within a C-3-G (Downtown General Commercial) Zoning District, Downtown Plan Area, and 160-F Height and Bulk District.

Preliminary Recommendation: Adopt Findings

(Continued from Regular hearing on June 24, 2021)

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

- 12b. [2017-014833DNX](#) (N. FOSTER: (628) 652-7330)
 469 STEVENSON STREET – south side between 5th and 6th Streets; Lot 045 in Assessor’s Block 3704 (District 6) – Request for **Downtown Project Authorization** to permit a project greater than 50,000 square feet of floor area within a C-3 Zoning District (Sections 210.2 and 309). The proposed project (“Project”) is utilizing the Individually Requested State Density Bonus Program pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345) to achieve a 42.5% density bonus. The Project requests six (6) waivers from: Maximum Floor Area Ratio (Section 123); Rear Yard (Section 134); Common Useable Open Space (Section 135); Dwelling Unit Exposure (Section 140); Ground-Level Wind Current (Section 148); Bulk (Section 270); and one (1) incentive from Height (Section 250). The Project includes construction of a 27-story residential building reaching a height of 274-feet tall (284-feet including rooftop mechanical equipment) with a total Gross Floor Area of approximately 427,000 square feet devoted to residential uses, with approximately 4,000 gross square feet of ground-floor retail. The Project includes a total of 495 dwelling units, with a mix of 192 studio units, 149 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and eight five-bedroom units totaling, with 73 dwelling units provided as on-site affordable dwelling units. The Project would provide 166 off-street vehicle parking spaces, up to 12 car-share spaces, 200 Class 1 and 27 Class 2 bicycle parking spaces, and three freight loading spaces within a below-grade garage. The Project Site is located within a C-3-G (Downtown General Commercial) Zoning District, Downtown Plan Area, and 160-F Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on June 24, 2021)

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

- 12c. [2017-014833CUA](#) (N. FOSTER: (628) 652-7330)
 469 STEVENSON STREET – south side between 5th and 6th Streets; Lot 045 in Assessor’s Block 3704 (District 6) – Request for **Conditional Use Authorization** to permit additional square footage above that permitted by the base floor area ratio limits for the construction of on-site, affordable dwelling units (Sections 124(f) and 303). The proposed project (“Project”) includes construction of a 27-story residential building reaching a height of 274-feet tall (284-feet including rooftop mechanical equipment) with a total Gross Floor Area of approximately 427,000 square feet devoted to residential uses, with approximately 4,000 gross square feet of ground-floor retail. The Project includes a total of 495 dwelling units, with a mix of 192 studio units, 149 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and eight five-bedroom units totaling, with 73 dwelling units provided as on-site affordable dwelling units. The Project would provide 166 off-street vehicle parking spaces, up to 12 car-share spaces, 200 Class 1 and 27 Class 2 bicycle parking spaces, and three freight loading spaces within a below-grade garage. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 42.5% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project Site is located within a C-3-G (Downtown General Commercial) Zoning District, Downtown Plan Area, and 160-F Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on June 24, 2021)

SPEAKERS: None

ACTION: Continued to July 29, 2021

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

ABSENT: Chan

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

3. [2020-002678CUA](#) (M. WOODS: (628) 652-7350)
[2335 GOLDEN GATE AVENUE](#) – south side between Masonic and Parker Avenues; Lot 003 in Assessor’s Block 1145 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 134, 209.1, 253, 271, 303 and 304 to allow a PUD (Planned Unit Development) for the construction of an elevated one-story horizontal addition to the existing War Memorial Gymnasium (WMG) building. The new addition (approximately 15,500 square feet), which would contain a new basketball practice facility (approximately 12,300 square feet), would be connected to the mezzanine level of the existing WMG building via an approximately 3,200 square-foot mezzanine level with restrooms, coaches’ offices, and athletic conference rooms. The proposal includes a PUD modification to Planning Code provisions related to the rear yard (Section 134). The project site is within a RH-2 (Residential-House, Two-Family) Zoning District and 80-D 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, Koppel

ABSENT: Chan

MOTION: [20942](#)

C. COMMISSION MATTERS

4. Consideration of Adoption:
- [Draft Minutes for July 8, 2021](#)

SPEAKERS: None

ACTION: Adopted

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

ABSENT: Chan

5. Commission Comments/Questions

None.

D. DEPARTMENT MATTERS

6. Director's Announcements

None.

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

Aaron Starr, Manager of Legislative Affairs:

Land Use Committee

- 210674 Planning Code - Code Corrections Ordinance. Sponsor: Planning Commission. Staff: Starr.

This week, there was one item on the land use agenda related to planning, which was the Planning Commission sponsored Code Correction's ordinance. This ordinance is intended to clean up errors in the Planning Code, such as typographical errors, updating cross-references, and other non-substantive revisions to clarify or simplify Code language. You recommended approval for this ordinance on February 25, 2021.

At the land use hearing, Supervisor Preston had concerns about removing a provision that disqualified certain project with a history of an Ellis Act Eviction. This provision is being removed from the code because the courts ruled that we could not use an Ellis act eviction as justification for denying a project. As a tenant's rights advocate, Preston wanted to make sure that it was absolutely necessary to remove the language but had not been able to get his questions answered before the hearing. As such, he moved to duplicate the ordinance and remove the Ellis Act reference deletion from the main file and continue the duplicated ordinance to the call of the chair. These actions received unanimous support by the other committee members, and they then voted to forward the amended version to the Full Board as a committee report.

Full Board

- 210182 Planning Code, Zoning Map - 2500-2530 18th Street Affordable Housing Special Use District. Sponsors: Walton; Ronen and Stefani. Staff: Flores. PASSED second read
- 210284 Administrative, Public Works, and Transportation Codes - Shared Spaces. Sponsors: Mayor; Mandelman, Safai, Stefani, Haney and Peskin. Staff Abad. Passed Second Read
- 210285 Planning, Business and Tax Regulations, Police Codes - Small Business Recovery Act. Sponsor: Mayor. Staff: Starr.

Also on the docket was the Mayor's Small Business Recovery Act, which was up for its first read at the Board. As you may recall, this item was amended at committee by Supervisor Peskin, taking a significant number of the provisions out of the ordinance. One provision that was removed was the elimination of 311 notification for principally permitted businesses in the Eastern Neighborhood's Districts. However, this amendment conflicts with another provision that was left in the ordinance, which requires principally permitted

ground floor businesses throughout the city to be approved by all permitting Departments within 30-days of the application date.

Despite what some may think, the Planning Department does not have magical superpowers that allow us to bend time. It is impossible for all permitting agencies to approve a permit within 30 days when the Planning Department's notification period is 30 days. A typically 311-notification can take anywhere between 60-90 days, and even if by some miracle we were able to shorten that duration to a week, we would still miss this the 30-day deadline.

My understanding is that the Supervisor Peskin was aware of this issue as the sponsor's office did brief him on the impacts his amendments would have. It's not clear how we will handle projects in the Eastern Neighborhood Districts that require 311-notification, but as always, we will do our best.

- 210709 Hearing - Appeal of Conditional Use Authorization Approval - 575 Vermont Street. Staff: Starr. Continued to September 28
- 210674 Planning Code - Code Corrections Ordinance. Sponsor: Planning Commission. Staff: Starr. Passed First Read
- 210599 Administrative Code - Establishing the Sunset Chinese Cultural District. Sponsor: Mar. Staff: Ikezoe. Passed First Read.

Rich Hillis, Planning Director:

I did want to mention – I know I have mentioned in the past our internship program, I think it was last or two weeks ago. But all our interns, and as I mention there's 39 of them of both high school and college interns, are watching the Commission hearing today. So, I just wanted to welcome them to the Commission meeting. As you know, we have received a huge number of applications for the internship program. I want to thank Tina Tam who is managing it and will let you know too their - they are going to do their final projects in August, and we will make sure to invite the Commission. So, I just wanted to make sure I mentioned that. Thanks.

Jonas P. Ionin, Commission Secretary:

The Historic Preservation Commission did meet yesterday, and they considered one item at 55 Hagiwara Tea Garden Drive for the art installation on the freize of Spreckels Temple of Music in Golden Gate Park. They ultimately approved but they did pay special attention into the method of attachment and any damage that it might create during its installation and removal.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Email regarding 39 projects, demo calcs
Linda Chapman - Section 303, wind impact

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.

8. [2021-005030PCAMAP](#) (J. SHAW: (628) 652-7449)
LIFE SCIENCE AND MEDICAL SPECIAL USE DISTRICT [BOARD FILE NO. 210497] – **Planning Code and Special Use District Map Amendment** to eliminate the Life Science and Medical SUD (Special Use District); make approval findings under the California Environmental Quality Act; and make findings of consistency with the General Plan and the eight priority policies of the Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code Section 302.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Jeremy Shaw – Staff presentation
 - Speaker – Concerns
 - John Kevlin – Industrial protection zone
 - Max Stern – Add grandfathering clause
 - Speaker - IPZ restrictions
 - Jeff Horner – Include grandfathering clause
 = Joshua Switzky – Response to questions

ACTION: Approved with Staff Modifications as amended to include a Grandfathering clause for projects with applications on file by July 22, 2021.

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

ABSENT: Chan

RESOLUTION: [20943](#)

9. [2021-005135PCA](#) (A. MERLONE: (628) 652-7534)
CONDITIONAL USE AUTHORIZATION REQUIREMENTS REGARDING RESIDENTIAL CARE FACILITIES [BOARD FILE NO. 210535] – **Planning Code Amendment** to eliminate the requirement of Conditional Use Authorization for Residential Care Facilities for seven or more people in RH (Residential-House) Districts; require Conditional Use Authorization for a change of use or demolition of a Residential Care Facility, and consideration of certain factors in determining whether to grant Conditional Use Authorization; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, 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 Modifications

SPEAKERS: + Jacob Bintliff, Legislative Aide to Supervisor Mandelman
 = Audrey Merlone – Staff report
 + Victor Gresser – Elder care
 + Sarah Short – 628 Shotwell

ACTION: Approved with Staff Modifications

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

ABSENT: Chan

RESOLUTION: [20944](#)

10. [2021-001791PCA](#) (A. MERLONE: (628) 652-7534)
REVIEW OF LARGE RESIDENCE DEVELOPMENTS – Planning Code Amendment to require Conditional Use Authorization for certain large residence developments in RH (Residential, House) Zoning Districts; 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 convenience, necessity, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
 (Continued from Regular hearing on June 17, 2021)

SPEAKERS:

- + Jacob Bintliff, Legislative Aide to Supervisor Mandelman
- = Audrey Merlone – Staff report
- Chris Roach - No clear definition, no data support
- Paul Adamson – Out of sync, discriminatory to some homeowners
- + Ozzie Rohm – Homes affordable by design
- Speaker – Negative impacts outweighs the positive impacts
- Julie Jackson – Concerns
- Karen Payton – Equity
- Jonathan – Build more 100% affordable units
- Speaker – Think it through carefully
- + Sam Fleischmann – Support
- Earl Wise – Maximize volume of buildings by increasing density not eliminating square footage
- + John – Support
- Russ Levy – Will not achieve its goals, delay housing projects
- Melanie Stein – Will make meetings extremely long
- Megan Caulkins – Eliminate 2,500 sq ft threshold
- Emerald – Will create more shortage of housing
- Jim Keith – Produce housing that is more equitable for everybody
- + Jerry Dratler – Consistent in increasing housing density
- Speaker – Eliminate 2,500 sq ft threshold
- Mike Shaw – Oppose
- Mike Davis – Deny and remove 2,500 sq ft threshold
- Drew – Oppose
- + Speaker – Support
- Shaun – Needs more work
- Yonathan Randolph – Oppose
- Enrique – Will make it more expensive to build
- + Nicholas – Include approval for VA home loan
- Ray – Eliminate 2,500 sq ft threshold
- Kristen – 2,500 sq ft is arbitrary
- Georgia Schuttish – Recommendations
- Keith – Oppose
- Maura – We need a streamlined permanent process
- Kieran Buckley – Process
- Speaker – Oppose
- Corey Smith – Concerns

- Andre Montes – Slows down permit process
- + Susan – Support
- David – Oppose
- Leo Cassidy – Longer process, anti-family
- Speaker – Oppose
- = Rich Hillis – Response to questions

ACTION: After hearing and closing public comment; Continued to September 23, 2021

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

ABSENT: Chan

13. [2015-009955CUA](#) (C. ASBAGH: (628) 652- 7329)

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

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on June 17, 2021)

Note: On May 6, 2021, after hearing and closing public comment, continued to June 17, 2021 with direction from Commissioners by a vote of +5 -2 (Imperial and Moore against). On June 17, 2021, without hearing, continued to July 22, 2021 by a vote of +5 -0 (Koppel, Chan absent).

- SPEAKERS:
- = Claudine Asbagh – Staff report
 - + Alexis Pelosi – Project sponsor
 - Speaker – Organized opposition
 - Samantha – Organized opposition
 - Thelma Calderon – Opposition
 - + Betty Sullivan – Support
 - Gaurav Arora – Opposition
 - Claire – Negative impacts
 - + Allen Choi – Support
 - Speaker – Height, light
 - + Dustin – Support
 - + Juanita More – Support

- Speaker – Shadow
- + Robert Fruchtman – Support
- Emily Jane Corbett – Should be continued
- + Parker – Support
- + Jill Richie – Support
- + Speaker – Support
- + Speaker – Support
- + Daniel – Support
- + Paul Maldonado – Support
- + Gary – Support
- Speaker – Ask for a smaller project
- + Mike Chen – Support
- + Speaker – Support
- Patricia Rose – Modify to reduce impact to neighbors
- Speaker – Light
- + Speaker – Support
- + Brent Pope – Support
- Linda Chapman – Respond with substance
- David Cincotta – Significant loss of light
- = Scott Sanchez – Response to questions
- + Toby Morris – Project sponsor architect
- + Speaker – Project sponsor response to comment

ACTION: Approved with Conditions as amended to include:

1. Provide full spectrum artificial light in the light well as read into the record by Staff; and
2. Provide a transom window, full spectrum of light for the studio unit on the second floor.

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Imperial, Moore

ABSENT: Chan

MOTION: [20945](#)

14. [2021-002978CUA](#) (C. ASBAGH: (628) 652- 7329)
555 FULTON STREET – southeast corner of Laguna Street; Lot 058 in Assessor’s Block 0794 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303(c), 303.1, 703.4, and 249.35A to establish a Formula Retail Grocery store (d.b.a. Trader Joe’s). The project is located within a RTO (Residential Transit Oriented), Hayes Valley NCT (Neighborhood Commercial Transit) Zoning Districts, Fulton Street Grocery Store SUD (Special Use District), and 40-X/50-X Height and Bulk District. The revised project was analyzed in the Mitigated Negative Declaration prepared for the original project (Case No. 2005.1085E).

Preliminary Recommendation: Approve with Conditions

- SPEAKERS: = Claudine Asbagh – Staff report
- + Andrew Junius – Project sponsor
 - + Ben – Support
 - Richard Johnson – Concerns
 - + Brian Goldstein – Support
 - + Caitlyn – Support

+ Speaker – Support
 + Mikhail – Support
 + Andrew – Support
 + Carolyn – Support
 + Kelly Foley – Support
 + Jennifer – Support, garage entrance
 + Jim – Support
 + Sophia – Support
 + Emily – Support
 + Richard – Support
 = Kristen Jensen – City attorney

ACTION: Approved with Conditions as amended to include:
 1. A one-year informational update hearing to review the traffic mitigation measures;
 2. Increasing the parking limit to 90 minutes; and
 3. Providing right turn in and out signage.

AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [20946](#)

15. [2020-010710CUA](#) (C. ENCHILL: (628) 652-7551)
400 CALIFORNIA STREET – northeast corner of Leidesdorff Street; Lot 003 in Assessor's Block 0239 (District 4) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 210.2 and 303, to establish approximately 9,330 square feet of office use at the ground floor of an existing commercial building. The subject property is located in a C-3-O (Downtown Office) Zoning District and 350-S 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 July 15, 2021)

SPEAKERS: = Liz Watty - Introduction
 = Charles Enchill – Staff report
 + Michael Levy– Project sponsor
 + Dan Baroni – Project design

ACTION: Approved with Conditions (with findings amended by Staff) and amended to include that interior alterations are to be reviewed by Preservation Staff. In addition to preservation staff review of permits for this project for consistency with the HPC's approved Certificate of Appropriateness, all subsequent tenant improvement permits will also be subject to review and approval by Preservation Staff for compliance with the tenant improvement guidelines that are required as part of this approval, unless such permits trigger a new Certificate of Appropriateness under Article 10.

AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [20947](#)

- 16a. [2020-005897DNX](#) (J. VIMR: (628) 652-7319)
233 GEARY STREET – southwest corner of Geary and Stockton Streets; Lots 018-020 in Assessor’s Block 0314 (District 3) – Request for **Downtown Project Authorization** pursuant to Planning Code Section 309, with a requested exception for Rear Yard requirements (Section 134), for the proposed conversion of the existing building from retail and office uses to a mix of retail, expanded office space, and 21 residential units spanning the upper three floors. There will be no change to the height of the building nor expansion if its envelope. 233 Geary Street is located within a C-3-R (Downtown-Retail) Zoning District, Kearny-Market-Mason-Sutter Conservation 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: = Jonathan Vimr – Staff report
 + Speaker – Project sponsor
 + Glenn Rescalvo – Project sponsor design
 + Corey Smith – Support
 + Karen Flood – Support
 + Mark Sullivan – Support

ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [20948](#)

- 16b. [2020-005897CUA](#) (J. VIMR: (628) 652-7319)
233 GEARY STREET – southwest corner of Geary and Stockton Streets; Lots 018-020 in Assessor’s Block 0314 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303, to provide office uses exceeding 5,000 gross square feet on the fourth, fifth, and sixth floors of the existing building located within a C-3-R (Downtown-Retail) Zoning District, Kearny-Market-Mason-Sutter Conservation District and 80-130-F Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 16a.
 ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [20949](#)

- 16c. [2020-005897OFA](#) (J. VIMR: (628) 652-7319)
233 GEARY STREET – southwest corner of Geary and Stockton Streets; Lots 018-020 in Assessor’s Block 0314 (District 3) – Request for **Office Allocation** pursuant to Planning Code Sections 320-325 to establish up to 49,999 square feet of new non-retail sales and service (general office) use at the existing building located within a C-3-R (Downtown-Retail) Zoning District, Kearny-Market-Mason-Sutter Conservation District and 80-130-F Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 16a.
 ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [20950](#)

17. [2020-009312CUA](#) (C. FEENEY: (628) 652-7313)
1112 SHOTWELL STREET – west side between 25th and 26th Streets; Lot 002 in Assessor's Block 6526 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1 and 303, to establish more than three total dwelling units on a single parcel, 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

SPEAKERS: = Rich Sucre – Staff report
 + Toby Morris – Project sponsor
 ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [20951](#)

18. [2018-002625CUA](#) (J. HORN: (628) 652-7366)
4716-4722 MISSION STREET – west side between Leo and Ruth Streets; Lots 014 and 015 in Assessor's Block 6955 (District 11) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish an existing two-story, 2,500-square-foot mixed-use building with one residential unit and an existing one-story, 440-square-foot commercial building and to construct a six-story, 65-foot-tall, 22,800-square-foot mixed-use residential and commercial building. The proposed project would contain 784 square feet of retail, eight principally permitted dwelling units and 16 accessory dwelling units. The project would also include 2,985 total square feet of common open space, 25 Class I bicycle parking spaces and four Class II bicycle parking spaces. The project site is located in the Excelsior-Outer Mission 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: = Jeff Horn – Staff report
 + Michael Stanton – Project sponsor
 - Andy – Parking
 - Speaking – Parking
 - Sean – Parking
 - Angela – Parking
 ACTION: Approved with Conditions amended to include:
 1. Sponsor to work with Staff and the District Supervisor on animating blank walls; and
 2. Shall provide 13 additional bicycle parking spaces.
 AYES: Tanner, Diamond, Fung, Imperial, Moore
 ABSENT: Chan, Koppel

MOTION: [20952](#)

ADJOURNMENT 7:12 PM
ADOPTED SEPTEMBER 23, 2021