

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

Remote Hearing  
via video and teleconferencing

**Thursday, August 26, 2021**  
**1:00 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:04 PM**

**STAFF IN ATTENDANCE:** Veronica Flores, Aaron Starr, Jennifer McKellar, Debra Dwyer, Jeff Horn, 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. 2020-007481CUA (G. PANTOJA: (628) 652-7380)  
5367 DIAMOND HEIGHTS BOULEVARD (1900 DIAMOND STREET) – east side between Gold Mine Drive and Diamond Street; Lot 018 in Assessor's Block 7535 (District 8) – Request for **Conditional Use Authorization** for a Planned Unit Development (PUD) pursuant to Planning Code Sections 209.2, 303, and 304 for the subdivision of an existing approximately 34, 714

square foot lot into six new lots and the construction of a detached parking garage and 14 residential buildings (10 duplexes and four single-family residences) for a total of 24 residential dwelling units, 36 off-street parking spaces, and 48 Class 1 bicycle-parking spaces within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The dwelling units will range in size from 1,789 to 3,954 square feet in area and contain three to four bedrooms. Under the Planned Unit Development, the proposal is seeking exceptions from the lot area (Planning Code Section 121), front setback (Planning Code Section 132), and rear yard (Planning Code Section 134) requirements. The proposal is also seeking a Conditional Use Authorization required per interim controls Board File No. 201370 (Resolution No. 10-21) for the construction of a residential development that does not maximize the principally permitted residential density of the subject lot. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

**(Proposed for Continuance to October 14, 2021)**

SPEAKERS: None  
 ACTION: Continued to October 14, 2021  
 AYES: Tanner, Diamond, Fung, Imperial, Koppel  
 ABSENT: Chan, Moore

2. 2019-011944OFA (A. WESTHOFF: (628) 652-7314)  
660 03<sup>RD</sup> STREET – west side between Brannan and Townsend Streets; Lot 008 in Assessor's Block 3787 (District 6) – Request for **Office Development Authorization** pursuant to Planning Code Sections 321, and 322, to legalize approximately 36,699 square feet of office use within a four-story former industrial building within a CMUO (Central SoMa-Mixed Use Office) Zoning District and 65-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Code Section [31.04\(h\)](#).  
**(Proposed for Continuance to October 14, 2021)**

SPEAKERS: None  
 ACTION: Continued to October 14, 2021  
 AYES: Tanner, Diamond, Fung, Imperial, Koppel  
 ABSENT: Chan, Moore

- 3a. 2018-015983CUA (L. HOAGLAND: (628) 652-7320)  
136 DELMAR STREET – east side between Frederick and Piedmont Streets; Lot 067A in Assessor's Block 1270 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to demolish an existing one-story over basement, single-family dwelling and new construction of a three-story over basement, two-family dwelling. The subject property is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

**(Proposed for Continuance to October 21, 2021)**

SPEAKERS: None  
 ACTION: Continued to October 21, 2021  
 AYES: Tanner, Diamond, Fung, Imperial, Koppel

ABSENT: Chan, Moore

- 3b. 2018-015983VAR (L. HOAGLAND: (628) 652-7320)  
136 DELMAR STREET – east side between Frederick and Piedmont Streets; Lot 067A in Assessor’s Block 1270 (District 8) – Request for a **Variance** from the front setback pursuant to Planning Code Section 132. The subject property is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.  
**(Proposed for Continuance to October 21, 2021)**

SPEAKERS: None

ACTION: ZA Continued to October 21, 2021

4. 2020-000788CUA (C. FEENEY: (628) 652-7313)  
722 WISCONSIN STREET – west side between 20<sup>th</sup> and 22<sup>nd</sup> 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*

(Continued from Regular hearing on July 8, 2021)

**WITHDRAWN**

SPEAKERS: None

ACTION: Withdrawn

5. [2021-003142CUA](#) (M. GIACOMUCCI: (628) 652-7414)  
333 FREMONT STREET – north side between Folsom and Harrison Streets; Lot 331 in Assessor’s Block 3747 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 827, to install a new Macro Wireless Telecommunications Services Facility (for AT&T Mobility) at the rooftop of an existing residential building consisting of installation of twelve (12) panel antennas in four (4) sectors, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. The subject property is located within the RH DTR (Rincon Hill Downtown Residential) Zoning District and 85/250-R 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: Continued to November 18, 2021

AYES: Tanner, Diamond, Fung, Imperial, Koppel

ABSENT: Chan, Moore

9. [2021-004810CRV](#) – COMMISSION RULES AND REGULATIONS – The San Francisco Planning Commission will consider adopting amendments to their Rules and Regulations, in accordance with San Francisco Charter, Article IV, Section 4.104.  
(Continued from Regular hearing on July 15, 2021)  
**Note: On July 15, 2021, after hearing and closing public comment, continued to August 26, 2021 by a vote of +5 -0 (Koppel and Chan absent).**

SPEAKERS: Georgia Schuttish – Given Dr. Fauci said with the Variant, COVID may not be under control until Spring 2022 Remote Hearings could likely continue until then, please consider granting the public the full three minutes to comment. It is frankly disconcerting to talk into a phone with no chance for eye contact, seeing body language, or being able to use the overhead projector. It is like speaking into a void. Giving the public the full three minutes as has been done historically in Room 400 would give the public greater confidence that they are being heard.....I listened to Variance Hearing yesterday and Mr. Teague allows 3 minutes, hopefully the Commission will too.  
Jonas P. Ionin – Response to question

ACTION: Continued indefinitely  
AYES: Tanner, Diamond, Fung, Imperial, Koppel  
ABSENT: Chan, Moore

## 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

6. [2021-003994CUA](#) (R. BALBA: (628) 652-7331)  
3995 ALEMANY BOULEVARD – south side between St. Charles and Worcester Avenues; Lot 012 in Assessor's Block 7126A (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 713, to establish a Formula Retail Use (d.b.a. Paris Baguette, an approximately 1,000-square-foot limited restaurant) inside an existing H-Mart grocery store within a NC-S (Neighborhood Commercial Shopping Center) Zoning District and 40-X Height and Bulk District. There will be no expansion of the existing building envelope. 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, Koppel  
ABSENT: Chan, Moore  
MOTION: [20968](#)

**C. COMMISSION MATTERS**

## 7. Consideration of Adoption:

- [Draft Minutes for July 29, 2021 – Joint Rec and Park](#)

SPEAKERS: Sue Hestor – Motions  
Jonas P. Ionin – Response to questions  
ACTION: Adopted  
AYES: Tanner, Diamond, Fung, Imperial, Koppel  
ABSENT: Chan, Moore

- [Draft Minutes for July 29, 2021 – Regular Hearing](#)

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

## 8. Commission Comments/Questions

**Commissioner Tanner:**

I just had a question for Director Hillis, and maybe other staff who want to respond. I'm just curious how things are going. I know we kind of reopened, and maybe there's been some hiccups in terms of public service at the counters, but I'm assuming we've been able to maintain some appointments for those who are doing in-person work with our staff and other City agencies. Just on the inside, maybe as part of your update on how things are going as the Delta variant has been just challenging many organizations and their reopening efforts. That's all.

**Rich Hillis, Planning Director:**

Commissioner Tanner, happy to – you know, I was going to mention this during my comments. But you know, we continue to be open for all services at 49 South Van Ness. We were kind of phasing out with DBI the permit system. So, back to kind of how we did things pre-pandemic with the ability to walk up and get information and approvals over the counter during regular business hours. One thing that has changed is the City Administrator issued guidance this week that for employees working -- employees telecommuting, which is a significant number of our staff, the original date to kind of to come back to the office was in early September, just after the Labor Day. That has been pushed back to November 1<sup>st</sup> as the date. So, most of our staff will continue to telecommute until November 1<sup>st</sup> and then to a hybrid in the office and telecommuting. So, I imagine that's going to be the case, as well, for in-person Commission hearings, that they won't start until at least early November.

**Commissioner Tanner:**

I appreciate that.

**Jonas P. Ionin, Commission Secretary:**

Yeah. I was just going to add, that although I haven't heard any official word, the initial thought was to reconvene at City Hall in September. I would imagine as Director Hillis stated that it probably would not happen any sooner than early November at this point.

**D. DEPARTMENT MATTERS**

## 10. Director's Announcements

**Rich Hillis, Planning Director:**

So welcome back, Commissioners. Just two other items. One, I wanted to give you a quick update. The Legislature returned from its summer recess in mid-August, August 17<sup>th</sup>. These dates we gave you before, August 27<sup>th</sup> is the last day for Fiscal Committees and Legislation to be heard. September 3<sup>rd</sup> is the last day to amend legislation, and September 10<sup>th</sup>, the last day to pass bills. And then, the Governor has until October 10<sup>th</sup> to sign bills. And this is relevant because there has been activity on both SB 9 and 10, which will have implications for us. To remind you, SB 10 gives cities the option of rezoning a parcel to up to 10 units, without going through environmental review. That was passed out of the assembly on Monday, 41-9. It's going to go back to the Senate, and then, will need the Governor's signature. SB 9, which would allow for duplexes and lot splits on single-family zoned lots also passed out of the assembly today. So, it's going to go to the Senate and then to the Governor's desk. But those are moving, I think they both were amended so we will get more information on both those, on the substance of them. And we will provide them to you either a memo or we will come back for an informational hearing. And then, on our budget and actual financial situation, I just wanted to give you what happened actually last year, which the fiscal year ended June 30<sup>th</sup>. We ended the year with a \$12.8 million shortfall which is big. You know, it was a shortfall in our fees of over 25% of what we were projecting. So, significant and obviously you know, there were unprecedented events with the pandemic. We were able to you know, our finance team and budget team did a great job in managing that shortfall. So, we were able to reduce our expenditures through not filling vacant positions and reducing other expenditures as well as bring in some deferred revenue to balance that budget last year. So again, huge lift by our finance team. We're looking at better revenues for the upcoming year but still some shortfalls, and as you know, we budgeted less than we did, about \$3 million last year. And so, we will keep you posted on how things are going this year but wanted to give you an update on where we ended last year. And that's all I have.

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

**Jonas P. Ionin, Commission Secretary:**

There is no report from the Board of Supervisors or the Board of Appeals. The Historic Preservation Commission did meet while you were away on break. They met twice. They don't take a summer hiatus. They met both on August 4<sup>th</sup> and August 18<sup>th</sup>. On August 4<sup>th</sup>, they considered and took- they reviewed and commented on 2500 Mariposa Street, that is on your agenda later today for the same purpose. But they also delegated minor scopes of work to the Planning Department which accelerates the ability to review smaller scopes of improvements to properties and expedites those permits.

## E. GENERAL PUBLIC COMMENT

**SPEAKERS:** Georgia Schuttish – Excavations to create Basement units are “negative” vertical expansions, creating spaces with questionable livability, problematic egress: A bad template for densification in RH neighborhoods. A better template for Alterations: Is adding a unit in a typical RH house by horizontal expansion into the rear yard and efficient use of interior space to create a three bedroom family home on one level. The open plan which is dominated by the kitchen is inefficient. Design can efficiently included three bedrooms with hallways and lightwells/setbacks. The existing garage level can be converted into a unit with proper egress to the street and a shared rear yard, to meet the open space requirement. Preserving rear yards mitigates climate change. Garages are no longer Code required. Existing curb cuts could be retained per MTA for street parking. RDAT/Staff/Commission should promote this template in seeking densification especially to developers and speculators and flippers.

## 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.

12. [2021-005562PCAMAP](#) (V. FLORES: (628) 652-7525)  
**SMALL BUSINESS ZONING CONTROLS IN CHINATOWN AND NORTH BEACH AND ON POLK STREET [BF 210600] – Planning Code and Zoning Map Amendments** – Ordinance amending the Planning Code to 1) allow neighborhood-serving Social Service and Philanthropic Facility uses in Chinatown Mixed Use Districts with conditional use authorization; 2) change the provision for abandonment of a use that exceeds a use size maximum in Chinatown Mixed Use Districts; 3) change the use size limit and use size maximum in the Chinatown Community Business District; 4) exempt Institutional Community uses and Legacy Business Restaurants in Chinatown Mixed Use Districts from use size limits; 5) allow lot mergers under certain conditions in the Polk Street Neighborhood Commercial District; and 6) exclude the portion of Powell Street south of Union Street from the North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict; 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  
 + Lee Hepner, Legislative Aide to Supervisor Peskin  
 + Allan Low – Support  
 - John Kevlin – Non-profit exceptions  
 - Speaker – Question  
 = Aaron Starr – Response to questions  
 = Corey Teague – Response to questions

ACTION: Approved with Staff modifications  
 AYES: Diamond, Fung, Imperial, Koppel  
 NAYS: Tanner  
 ABSENT: Chan, Moore  
 RESOLUTION: [20969](#)

13. [2019-021884ENV](#) (J. MCKELLAR: (628) 652-7563)  
**SFMTA: 2500 MARIPOSA STREET** – north side of Mariposa Street, the entire block bounded by 17<sup>th</sup>, Mariposa, Bryant, and Hampshire streets; Lot 001 in Assessor’s Block 3971 – Public Hearing on the **Draft Environmental Impact Report**. The proposed project would demolish the existing Potrero Trolley Coach Division Facility (Potrero Yard), a California Register of Historic Resources–eligible historic resource and replace it with a new transit facility to accommodate the expansion of the SFMTA’s transit vehicle fleet. The project would include bus parking and circulation (up to 213 buses); SFMTA maintenance, operation, and administrative uses; and joint development (residential and commercial) uses as part of a joint development program between SFMTA and a private project co-sponsor. The new, approximately 1,300,000 gross-square-foot structure would rise to heights ranging from 75 to 150 feet across the site. It would contain a three-level, approximately 75-foot-tall replacement transit facility (723,000 gross square feet) plus a joint development with a mix of commercial (33,000 gross square feet) and residential uses (up to 544,000 gross square feet and 575 units). The majority of residential development would be atop the replacement transit facility on floors seven through 13. The proposed project includes four variants that consider modifications to limited features or aspects of the project: the Emergency Exit Relocation Variant; the Joint Development Lobby Relocation Variant; the Active 17<sup>th</sup> Street Variant; and the Employee and Family Support Variant, which would include a child care use. The project site is within a Public (P) Use District and 65-X Height and Bulk District.  
**Written comments will be accepted at [CPC.PotreroYardEIR@sfgov.org](mailto:CPC.PotreroYardEIR@sfgov.org) or at the Planning Department until 5:00 p.m. on August 31, 2021.**  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Jennifer McKellar – Staff report  
 = Sue Hestor – Request to extend public comment period  
 = Debra Dwyer – Response to question  
 ACTION: Reviewed and Commented

14. [2020-009481CUA](#) (J. HORN: (628) 652-7366)  
**4034 20<sup>TH</sup> STREET** – north side between Noe and Sanchez Streets; Lot 016 in Assessor’s Block 3601 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to demolish an existing two-story, 2,900 gross-square-foot, three-family dwelling and to construct two new three-story-over-basement one-family dwellings, each to be located on a new lot created through the subdivision of the existing 5,700 square foot (50’ x 114’) lot. A total of two Accessory Dwelling Units are proposed, one to be located in each of the new single-family dwellings. The project is located within a RH-1 (Residential-House, One-Family) Zoning District, Dolores Heights SUD (Special Use District) (PC Section 241), 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: = Jeff Horn – Staff report  
+ Bruce Bowen – SB 330 positive impact  
+ Marsha – Support  
+ Michael Harris – Project sponsor  
ACTION: Approved with Conditions  
AYES: Tanner, Diamond, Fung, Imperial, Koppel  
ABSENT: Chan, Moore  
MOTION: [20970](#)

ADJOURNMENT 2:59 PM  
ADOPTED SEPTEMBER 9, 2021