

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, September 9, 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 1:00 PM

STAFF IN ATTENDANCE: Aaron Starr, Veronica Flores, Natalia Kwiatkowska, Megan Calpin, Xinyu Liang, Wade Wietgreffe, Rich Sucre, Ryan Balba, Linda Ajello Hoagland, 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. 2021-004901CUA (K. AGNIHOTRI: (628) 652-7454)
1111 CALIFORNIA STREET – southwest corner of Taylor Street; Lot 020 in Assessor's Block 0253 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.2, and 303, to permit the installation of a new AT&T Mobility Macro Wireless Telecommunication Services Facility at the rooftop of the existing three-story auditorium building, consisting of six (6) new antennas and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within one (1) FRP enclosure. The project is located within a RM-4 (Residential – Mixed, High Density) 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.

(Proposed for Continuance to September 23, 2021)

SPEAKERS: None

ACTION: Continued to September 23, 2021

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

ABSENT: Chan

- 2a. 2019-020031CUA (K. DURANDET: (628) 652-7315)
2867 SAN BRUNO AVE (AKA 90-98 WOOLSEY STREET) – northeast corner of Woolsey Street; Lots 037 and 022 in Assessor's Block 5457 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Section(s) 303, 317, 207(c)(4), and 207.7 for a significant modification to the project approved by Motion No. 18782, a dwelling unit mix modification, and a residential demolition to establish a total of 27 dwelling units on the site, within the San Bruno Avenue NCD (Neighborhood Commercial District) 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 September 30, 2021)

Continuance to September 23, 2021)

SPEAKERS: None

ACTION: Continued to September 30, 2021

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

ABSENT: Chan

- 2b. 2019-020031VAR (K. DURANDET: (628) 652-7315)
2867 SAN BRUNO AVE (AKA 90-98 WOOLSEY STREET) – northeast corner of Woolsey Street; Lots 037 and 022 in Assessor's Block 5457 (District 9) – Request for **Variances** from the rear yard and usable open space and pursuant to Planning Code Section(s) 134 and 135 within the San Bruno Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.

(Proposed for Continuance to September 30, 2021)

SPEAKERS: None

ACTION: ZA Continued to September 30, 2021

3. 2021-003396CUA (R. BALBA: (628) 652-7331)
790 VALENCIA STREET – west side between 18th and 19th Streets; Lot 125 in Assessor's Block 3588 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, and 303.1, and 762, to establish a formula retail use (d.b.a. Earthbar), within an existing retail space at the ground floor of an existing five-story mixed-use building, within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-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
(Proposed for Continuance to October 21, 2021)

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

4. 2021-002667DRP-03 (D. WINSLOW: (628) 652-7335)
4763 19TH STREET – south side between Caselli and Yukon Streets; Lot 034 in Assessor's Block 2711 (District 7) – Request for **Discretionary Review** of Building Permit Application no. 2021.0217.4759 for the replacement of existing windows on the front façade, removal of existing one- and three-story rear additions and new construction of a two-story rear horizontal addition and stair to an existing 2,395 sq. ft. two-story over basement, single-family home. The addition will result in a 3,148 square foot single-family home 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: Do Not Take Discretionary Review and Approve
(Proposed for Continuance to October 21, 2021)

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

10. Consideration of Adoption:
 • [Draft Minutes for July 22, 2021](#)

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

- 17a. [2016-015987PCA](#) (C. MAY: (628) 652-7359)
1750 VAN NESS AVENUE – east side between Clay and Sacramento Streets; Lot 019 of Assessor’s Block 0622 (District 3) – **Planning Code Amendment** to Planning Code Section 243 to exempt the subject property from the required 3:1 ratio of residential uses to non-residential uses in association with a project proposing to demolish the existing two-story Religious Institutional building and construct a new six-story-over-basement Religious Institutional building (dba San Bao Temple); affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code Section 302. The proposed amendment will be before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

Preliminary Recommendation: Recommend Approval to the Board of Supervisors

SPEAKERS: Sue Hestor - What Is continuance date
 ACTION: Continued to September 30, 2021
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan

- 17b. [2016-015987CUA](#) (C. MAY: (628) 652-7359)
1750 VAN NESS AVENUE – east side between Clay and Sacramento Streets; Lot 019 of Assessor’s Block 0622 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 155(l), 209.3, 253, 253.2 and 303 to permit the retention of a curb cut on a transit-preferential street, to permit a non-residential use greater than 6,000 square feet, to permit a height greater than 50 feet and to permit an Institutional use in association with a project proposing to demolish the existing two-story Religious Institutional building and construct a new six-story-over-basement Religious Institutional building (dba San Bao Temple) within a RC-4 (Residential-Commercial, High-Density) Zoning District, Van Ness SUD (Special Use 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: Same as Item 17a.
 ACTION: Continued to September 30, 2021
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan

- 17c. [2016-015987VAR](#) (C. MAY: (628) 652-7359)
1750 VAN NESS AVENUE– east side between Clay and Sacramento Streets; Lot 019 of Assessor’s Block 0622 (District 3) – Request for **Variance** from the off-street parking and loading entrance requirements of Planning Code Section 145.1 in association with a project proposing to demolish the existing two-story Religious Institutional building and construct a new six-story-over-basement Religious Institutional building (dba San Bao Temple) within a RC-4 (Residential-Commercial, High-Density) Zoning District, Van Ness Special Use District, and 80-D Height and Bulk District.

SPEAKERS: Same as Item 17a.

ACTION: ZA Continued to September 30, 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

5. [2020-011473CUA](#) (S. CISNEROS: (628) 652-7363)
[2075 MISSION STREET](#) – east side between 16th and 17th Streets; Lot 048 in Assessor's Block 3570 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 608.14 and 303 to authorize the existing sign as a Vintage Sign and allow for its restoration at the three-story, mixed-use building within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Area Plan, and 40-X and 80-B 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: [20981](#)

6. [2021-005099CUA](#) (C. CAMPBELL: (628) 652-7387)
[4126 18TH STREET](#) – north side between Collingwood and Castro Streets; Lot 015 in Assessor's Block 2647 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303.1, and 715, to allow a liquor store use (d.b.a "Bottle Bacchanal", specializing in natural wines and artisanal beverages) measuring 779 square feet, on the ground floor of an existing three-story mixed-use building, the Castro Street NCD (Neighborhood Commercial District) 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, Koppel
 ABSENT: Chan
 MOTION: [20982](#)

7. [2021-003600CUA](#) (R. BALBA: (628) 652-7331)
[506 CASTRO STREET](#) – west side between 18th and 19th Streets; Lot 001 in Assessor's Block 2695 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, and 303.1, and 715, to establish a formula retail use (d.b.a. Earthbar), within an existing retail space at the ground floor of an existing two-story mixed-use building, within the Castro Street NCD (Neighborhood Commercial District) 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, Moore, Koppel
 ABSENT: Chan
 MOTION: [20983](#)

8. [2021-003599CUA](#) (K. AGNIHOTRI: (628) 652-7454)
2234 CHESTNUT STREET – north side between Avila and Pierce Streets; Lot 014A in Assessor's Block 0488A (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 711, 33 and 303.1, to establish a formula retail use (d.b.a. Earthbar), at the ground floor of an existing retail space, approximately 800 square feet, within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District, Chestnut Street Financial Service SUD (Special Use District), and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Condition

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [20984](#)

9. [2021-001859CUA](#) (J. HORN: (628) 652-7366)
3800 24TH STREET – north side between Church and Vicksburg Streets; Lot 014 in Assessor's Block 3651 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 728, to establish a formula retail use (d.b.a. Pure Barre), within a vacant 2,045 square foot retail space within a one-story commercial building within the 24th Street-Noe Valley NCD (Neighborhood Commercial District) 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, Koppel
 ABSENT: Chan
 MOTION: [20985](#)

C. COMMISSION MATTERS

10. Consideration of Adoption:

- [Draft Minutes for August 26, 2021](#)

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

11. Commission Comments/Questions

None.

D. DEPARTMENT MATTERS

12. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners, we have a couple of items. 1) a couple of you have asked -

President Koppel:

I'm sorry. Commissioner Diamond, did you have something? I missed you.

Commissioner Diamond:

Yes, but maybe Director Hillis was already anticipating that. I was asking about the possibility of getting a report on SB9 and 10.

Rich Hillis, Planning Director:

That's what I was going to mention. I mentioned providing a memo to the Commission and a couple of you have asked for a hearing in addition to that memo. So, we will do that and we're prepping for that. So, it still has not been signed by the governor. I think that he has until early October to do that. So, we may wait until just after that, to prep for it, knowing that it's likely to be signed. So, look for that to come too. I also wanted to highlight, and Zoning Administrator Teague is here, that he sent a memo on the Office Development Annual Limit Program otherwise known as Prop M and now amended by Prop E. So, we wanted him to take a few minutes to give you a quick summary of that because I know it's somewhat related to the item that you'll be hearing later where you will be asked to make an Office Allocation.

Corey Teague, Zoning Administrator:

Yes, thank you. Good afternoon, Commissioners, Corey Teague, Zoning Administrator. I sent the memo last week. It's really just an updated accounting of the various kind of buckets that we have to track now, that Prop E amended Prop M. And the discrepancy that had to be corrected was that in December of last year, you granted an allocation to 598 Brannan Street within Central SoMa. At the time based on our tracking, we had a certain amount of availability in the large cap, but not enough for that entire project. So, some portion of that project was allocated out of the Central SoMa reserve. What we subsequently learned was

that Parcel G in the Mission Rock development, which is under the Port's jurisdiction, had actually received its building permit prior to that hearing. And so that automatically comes out of the large cap, kind of instantaneously. And so that changed the accounting whereas whenever you granted the allocation for 598 Brannan Street we were actually already in the red in terms of the large cap and the full allocation for Brannan Street needed to come out of the Central SoMa reserve. So, the memo just details that and gives an updated accounting of that, in terms of the numbers. That was the first project to pull from the Central SoMa reserve. And just a reminder that reserve was one of the features created in Prop E that kind of set aside a certain amount, 1.7 million-square-feet of office space that could be allocated to Central SoMa projects, only the key sites. If they met certain conditions, such as providing certain community benefits. And so that was the first project to pull from that. So, there was no kind of situation where there was -- we were close to the limit of that in any way, it's really more of an accounting correction. But we wanted to make sure that you were aware of it. And then we'll be updating a more comprehensive tracking of the program and sending it out in the next couple of weeks.

Rich Hillis, Planning Director:

Thanks, Corey. And so if there aren't any questions related to that too I wanted to mention in late October, October 28th, we're going to have an Informational Hearing with OEWD, to piggyback on the recovery strategies hearings we've had before to look at kind of work spaces and how the recovery is impacting office vacancy and generally where the office market and PDR market and retail; we'll touch on to where markets are going and how this recovery compares to prior downturns and recoveries and, you know, and the changes in kind of how we work and how that may impact the use of future -- future office spaces. So that's scheduled for late October.

Commissioner Moore:

Director Hillis, I have a question for you. The discretion of the Commission can extend or shorten pending approvals that have been distributed yet not been realized. You're coming to a very kind of strange space where we have quite a few approvals that had been hanging out there for quite some time impacted by Covid, impacted by the significant global change in economy, not to mention ocean -- our ocean project on Mission Street. I am wondering if we should sometimes, with under your guidance, revisit some of these long-standing entitlements and see as we're coming up towards caps for new entitlements to kind of shoulder some of them. That doesn't mean that we have to revoke a project but we can say that the entitlement has to be passed on to somebody else, the allocation for the office cap has to be passed on to somebody else, instead of holding up other people from getting approvals.

Rich Hillis, Planning Director:

We can address this too in the October hearing when we talk about it. I mean, one of the issues as Corey said we're negative in our allocation. So can't grant approvals necessarily unless they fall under the kind of the Central SoMa reserve. Or it's a Port site or other specific condition. But we can definitely address that too as part of the hearing in October.

Commissioner Moore:

Well, I think our responsibility is to create a healthy balanced situation where approvals have been realized and not being stalled by those who are not capable at this moment to realize the project. It's a critical balance and I think we should revisit that as a question.

Rich Hillis, Planning Director:

Sure.

Commissioner Moore:

Thank you.

Commissioner Imperial:

I have a question Director Hillis regarding SB9 and 10. Since it's not been signed -- officially signed by the governor -- how will this affect with our EIR in terms of the Housing Element that we are in the process of right now?

Rich Hillis, Planning Director:

Yeah. It shouldn't have a big impact. I mean, even if it's signed and adopted, it won't have a significant impact on our Housing Element EIR. I mean if our Housing Element EIR was strictly looking at kind of changes to zoning that would allow for under I think in SB10 there's 10 units or 12 units, then we wouldn't necessarily need to do an EIR related to that. But it's looking broader. So, it shouldn't have an impact to our EIR. What it may impact is like Supervisor Mandelman's legislation to change RH-1, 2 and 3 to allow for fourplexes citywide so that would qualify under SB10 and then not require an EIR to do that. So, I think that legislation was waiting for our Housing Element EIR to be completed to be able to move forward. And in SB10 if enacted may change that and allow that to move forward prior to the Housing Element.

Commissioner Imperial:

Okay. I guess another question because in terms of the state legislations and, you know, I'm not keeping up and I'm pretty sure that the Planning Department is keeping up with all of these state legislations. And in tandem with our Housing Element in terms of the analysis, sometimes we can request the financial impact of this -- you know, particularly for SB9 and 10. I wonder where can that be in the process where we could ask some sort of a financial impact analysis on that too. Especially if it's not included -- or it will not impact the EIR for Housing Element.

Rich Hillis, Planning Director:

We can -- you know, again, we're -- we're trying to analyze SB9. It sounds simple but it gets a little complicated with our code. So, I mean, that's some of the information we'd like to provide to you when we come back to you and give you an Informational Hearing on those two, on those two bills.

Commissioner Imperial:

Thank you.

Commissioner Diamond:

Thank you. Director Hillis, a related question for you which is this Commission has been approving a large number of housing projects and yet we're hearing and seeing I think that it isn't necessarily translating into site permit approvals or the commencement of construction on any of these units. And I'm wondering if we could get some kind of analysis about pipeline of approved projects, how many are being built, are we needing to extend those entitlements? What is the issue that is preventing those from going forward? I know that we're hearing about construction costs and rental rates and sales prices being out of

whack, but it would be great to have the context and understand the disruption that might have been caused by Covid and the ability to actually produce these residential units as opposed to just get them entitled.

Rich Hillis, Planning Director:

Yeah, we can certainly do that. I mean you get that quarterly pipeline report which kind of gives you a snapshot of where the housing projects you've approved are in the process. But perhaps we can add some more kind of color to that, to show -- give some understanding as far as we know as to why they may be kind of stuck or some of the changes we're seeing from prior pipeline reports. If we're seeing more entitled and not moving forward with building permits or whatever the case may be. So we can look at that.

Commissioner Diamond:

Thank you.

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

Aaron Starr, Manager of Legislative Affairs:

Good afternoon, Commissioners. The Board was back this week but because of the Labor Day holiday, Land Use Committee did not meet. And the one item that was on the Board concerning Planning, the Conditional Use appeal for 450 O'Farrell Street was continued to September 28th. So a short report for you today but I'm happy to answer any questions you may have. Thanks.

Corey Teague, Zoning Administrator:

And just to let the Commission know, the Board of Appeals did not meet last night.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Linda Chapman - Lower Polk Neighbors
 Georgia Schuttish - Rear Yards, Alvin Duskin
 Tes Welborn - Changing of direct report of ZA
 Yonathan Randolph - Message to Linda Chapman, ADUs being left vacant
 Stephanie Peek - ZA director report change, ADUs replacing storage spaces
 Ozzie Rohm - ZA direct report change, conflict of Interest

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.

14. [2021-006353PCA](#) (V. FLORES: (628) 652-7525)
ACCESSORY DWELLING UNIT CONTROLS [BF 210699] – Planning and Administrative Code Amendments – Ordinance amending the Planning Code to clarify the requirements for applications to construct Accessory Dwelling Units under the City's local Accessory Dwelling Unit approval process; amending the Administrative Code to clarify that landlords may not

remove tenant housing services without just cause and that issuance of a building permit does not constitute just cause; making findings as required by the Tenant Protection Act of 2019; 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.

Preliminary Recommendation: Approve with Modifications

SPEAKERS:

- = Veronica Flores - Staff report
- + Jacob Bintliff, Legislative aide to Supervisor Mandelman
- + Joseph Koomas - Rent Board
- Tes Welborn - Support without Planning's proposed modifications
- Richard McGeary - Support without Planning's proposed modifications with parking
- Speaker - Support without Planning's proposed modifications with parking
- Stephanie Peek - Renters need space, protect renters rights
- Theresa Flandrick - Reject Planning's proposed modifications, parking spaces are needed
- Corey Smith - Incentivize
- Roger Dawson - Developers disruptive plans
- Dave Massen - Support legislation as written, consider parking
- Lorraine Petty - Reject modifications, housing services are necessary
- Isabela Moreno - Support legislation without modifications
- Anastasia Yovanopoulos - Housing services, support tenant's rights
- Mitchell - Rental units includes housing services, approve without department's recommendation
- Brad Burns - Disagree with Planning's recommendations
- Ozzie Rohm - Support legislation as originally proposed
- Yonathan Randolph - What counts as housing services, protecting existing tenants
- = Peter Miljanich - Deputy City Attorney
- = Natalia Kwiatkowska - Response to questions and comments
- = Aaron Starr - Response to questions and comments
- = Manu Pradhan - Deputy City Attorney
- = Christina Varner - Response to questions and comments

ACTION: Approved Planning Code Amendment and adopted a recommendation for approval of Administrative Code Amendment, without Staff modifications

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

ABSENT: Chan

RESOLUTION: [20986](#)

15. [2018-013597ENV](#) (M. CALPIN: (628) 652-7508)
PORTSMOUTH SQUARE IMPROVEMENT PROJECT (733 KEARNY STREET) – north of Clay Street, bisected by Kearny Street, south of Washington Street, and east of Walter U. Lum Place; Lot 017 in Assessors Block 0209, portions of Lot 024 in Assessors Block 0208, and a pedestrian bridge over Kearny Street that connects the two properties – Public Hearing on the **Draft Environmental Impact Report**. The proposed project would: 1) renovate Portsmouth Square with a new children's playground, exercise equipment, shade structures, seating areas, wayfinding, signage, sidewalks, landscaping, terraces, ramps, and a new 8,300-square-foot

clubhouse; 2) demolish and remove the pedestrian bridge spanning Kearny Street that connects Portsmouth Square to 750 Kearny Street, a 27-story hotel building (currently managed as a Hilton Hotel), which includes the Chinese Culture Center on the third floor; 3) re-waterproof the roof of the Portsmouth Square Garage located underneath the park and portions of the adjacent streets and sidewalks and seismically upgrade portions of the parking garage; and 4) replace curb cuts and a portion of the streets and sidewalks adjacent to Portsmouth Square for utility connections at the following intersections: Kearny and Washington streets; Washington Street and Walter U. Lum Place; Walter U. Lum Place and Clay Street; and Clay and Kearny Streets. The project site is within a P (Public) and C-3-O (Downtown, Office) Zoning Districts and OS (Open Space) and 200-S Height and Bulk District.

Written comments will be accepted at CPC.PortsmouthSquareEIR@sfgov.org or at the Planning Department until 5:00 p.m. on September 20, 2021.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Megan Calpin - Staff presentation
 + Jenny Leung - Support
 + Allen Bose - Support
 + Katrina Lee - Support
 + Amy Zhou - Support
 + Justin Hoover - Support
 + Linda Chapman - Bridge removal

ACTION: Reviewed and Commented

- 16a. [2020-005610ENX](#) (X. LIANG: (628) 652-7316)
490 BRANNAN STREET – northeast corner of Fourth Street; Lot 025 of Assessor's Block 3776 (District 6) – Request for **Large Project Authorization** pursuant to Planning Code Sections 329, and 848, to demolish a one-story commercial building and allow new construction over 85-foot in height and measuring more than 50,000 gross square feet (gsf) in size in the Central SoMa SUD (Special Use District), for the proposed project involving new construction of a building approximately 185 feet in height, 355,630 gsf in size, including up to 269,296 square feet (sf) of office space, approximately 12,506 sf of Art Activities (considered to be a Production, Distribution and Repair (PDR) use), 5,391 sf of child care use, 3,272 sf of retail space, and 24 off-street below-grade parking spaces, six off-street loading and service vehicle spaces, and 60 Class 1 and 26 Class 2 bicycle parking spaces within the CMUO (Central Soma Mixed-Use Office) Zoning District, Central SoMa SUD (Special Use District), and 200-CS Height and Bulk District. The Project also includes 5,602 sf of Privately-Owned Public Open Space (POPOS). The project site is identified as a "key site" in the Central SoMa Area Plan and is anticipated to provide a qualified amenity, including 12,506 square feet of community art activity space, at least 10,000 square feet of which will be provided at 60% of comparable market rent for no less than 30 years. Under the Large Project Authorization, the project is requesting exceptions from the following Planning Code (PC) requirements: PC 132.4 [Building Setback and Streetwall Articulation]; PC 138 [POPOS Design Standards]; 249.78 [Wind Controls]; PC 261.1 [Mid-Block Alley Controls]; and PC 270 [Central SoMa Bulk Controls]. 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: = Xinyu Liang - Staff report

- + Jesse Blout - Project sponsor
- + Daniel - Carpenter's union
- + John Elberling - Support
- + Hanna Lee - Support
- + Danny Campbell - Sheet metal workers
- Michael - Increased traffic
- Stephen Brindle - Traffic flow
- Portia - Traffic
- Speaker - Construction noise, traffic
- + Dan Flores - Support
- + Speaker - Support
- Ken Gwinn - Traffic, power outages, construction noise
- + Aureen Almario - Support
- + Rudy Gonzales - Support
- Veronica - Traffic flow
- + Vinay Patel - Support
- Rod - Impacts to surrounding residential buildings
- Max Foster - Loss of natural light, increased wind, noise
- + Teresita Naval - Support
- + Speaker - Support
- + Anthony - Support
- + Speaker - Support
- Speaker - Safety issues, traffic, continuance
- Sandra Gottlieb - Concerns, negative impacts
- + David Woo - Support
- + Raquel Redondiez - Support
- John - Not another office building
- + Conrad Benedicto - Support
- + Fran Consolacion Support
- Michael Alfaro - Request for continuance
- + Carolyn Sideco - Support
- Judy - Traffic
- = Corey Teague - Response to questions and comments
- = Wade Wietgreffe - Response to questions and comments
- = Rich Sucre - Response to questions and comments
- = Rich Hillis - Response to questions and comments

ACTION: Approved with Conditions

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

ABSENT: Chan

MOTION: [20987](#)

- 16b. [2020-0056100FA](#) (X. LIANG: (628) 652-7316)
[490 BRANNAN STREET](#) – northeast corner of Fourth Street; Lot 025 of Assessor's Block 3776 (District 6) – Request for **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to authorize up to 269,296 gross square feet from the Office Development Annual Limit. The project site is located in the CMUO (Central SoMa Mixed-Use Office) Zoning District, Central SoMa SUD (Special Use District), and 200-CS 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: [20988](#)

- 16c. [2020-005610VAR](#) (X. LIANG: (628) 652-7316)
490 BRANNAN STREET – northeast corner of Fourth Street; Lot 025 of Assessor's Block 3776 (District 6) – Request for **Variance** to address the Planning Code requirements for off-street Parking and Loading entrances [PC 145.1] and Ground Floor Height [PC 145.1 and 249.78], for the proposed project involving new construction of a building approximately 185 feet in height, 355,630 gross square feet in size, including up to 269,296 square feet (sf) of office space, approximately 12,506 sf of PDR use, 5,391 sf of child care use, 3,272 sf of retail space, and 24 off-street below-grade parking spaces, six off-street loading and service vehicle spaces, and 60 Class 1 and 26 Class 2 bicycle parking spaces within the CMUO (Central Soma Mixed-Use Office) Zoning District, Central SoMa SUD (Special Use District), and 200-CS Height and Bulk District.

SPEAKERS: Same as Item 16a.
 ACTION: ZA Closed the PH and indicated an intent to Grant

18. [2020-006422CUA](#) (L. HOAGLAND: (628) 652-7320)
1728 LARKIN STREET – east side between Jackson and Washington Streets; Lots 049 in Assessor's Block 0186 (District 3) – Request for **Conditional Authorization**, pursuant to Planning Code Section 209.2, 253 and 303 to demolish a single-car garage and construct a six-story, six-dwelling unit building in a RM-2 (Residential-Mixed, Moderate Density) 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: = Linda Ajello-Hoagland - Staff report
 + Eric Dumican - Project sponsor
 - Linda Chapman - Façade design not compatible with the neighborhood
 - Raymond Fong - Objection to overall height
 + Adrian - Support
 - Robin Tucker - Out of scale, mid-block, consider removing top floor
 ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung, Koppel
 NAYS: Imperial, Moore
 ABSENT: Chan
 MOTION: [20989](#)

19. [2019-001627CUA](#) (J. HORN: (628) 652-7366)
 459 CLIPPER STREET – south side between Diamond and Castro Streets; Lot 038A in Assessor's Block 6555 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303, and 317, to demolish an existing two-story-over-garage, one-family dwelling and to construct a new three-story-over-basement/garage, 6,424-gross-square-foot, two-family dwelling, which includes a 2,406 -square-foot, four-bedroom dwelling unit, a 2,674-square-foot four-bedroom dwelling unit, and a 1,155-square-foot garage providing storage for both units, two vehicle parking spaces and two Class 1 bicycle parking spaces. The project 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

SPEAKERS: = Jeff Horn - Staff report
 + Olga Milan-Howells - Project sponsor
 + John Kevlin - Project sponsor
 - Steve Boeddeker - Historical Victorian, light and air study
 + Andy Levine - Support
 + Nelie - Support
 + Fabian Lannoye - Support
 + Steve Chapman - Support
 + Christopher - Support
 + Russell Schrader - Support
 + Dawn Ma - Support
 + Steven - Support
 + Speaker - Support

ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung, Moore, Koppel
 NAYS: Imperial
 ABSENT: Chan
 MOTION: [20990](#)

ADJOURNMENT 6:32 PM
 ADOPTED SEPTEMBER 23, 2021