

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Remote Hearing
via video and teleconferencing

Thursday, September 30, 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 1:02 PM

STAFF IN ATTENDANCE: Aaron Starr, Joy Navarrete, Ella Samonsky, Claudine Asbagh, Linda Ajello-Hoagland, Chris May, Kalyani Agnihotri, 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.

- 1a. 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

(Continued from Regular hearing on September 9, 2021)

(Proposed for Continuance to November 4, 2021)

SPEAKERS: None

ACTION: Continued to November 4, 2021

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

ABSENT: Chan

- 1b. 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.
 (Continued from Regular hearing on September 9, 2021)
(Proposed for Continuance to November 4, 2021)

SPEAKERS: None

ACTION: ZA Continued to November 4, 2021

2. 2016-000302DRP (D. WINSLOW: (628) 652-7335)
460 VALLEJO STREET – north side between Kearny and Montgomery Streets; Lot 020 in Assessor’s Block 0133 (District 3) – Request for **Discretionary Review** of Building Permit no. 2019.0402.6906 for extensive interior alteration of the existing two (2) dwelling unit residence, building recladding removing stucco and replacing with wood siding, and an approximately one (1)-foot increase of the rear yard roof height to allow for the creation of a furnished roof deck above. Permit is submitted in partial abatement of Enforcement Case No. 2018-001495ENF for Planning Code violations for work without a permit. Current permit application legalizes building expansion at the rear, proposed fence less than ten (10)-feet high at rear yard, lightwell infills, a 100 square foot garden shed in rear yard, and restoration of roof deck to twelve (12)-foot front yard setback 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: Take Discretionary Review and Approve
(Proposed for Continuance to November 18, 2021)

SPEAKERS: None

ACTION: Continued to November 18, 2021

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

ABSENT: Chan

3. 2020-008611DRP (D. WINSLOW: (628) 652-7335)
1433 DIAMOND STREET – east side between 27th and Duncan Streets; Lot 002E in Assessor's Block 6589 (District 8) – Request for **Discretionary Review** of Building Permit Application no. 2020.0826.2704 for the addition of a glass windscreen to the third-floor front deck of an existing, three-story single-family residence within a RH-1 (Residential House, One-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
WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

10. [2019-014461CUA](#) (C. ENCHILL: (628) 652-7551)
1324-1326 POWELL STREET – east side between Fisher Alley and Pacific Avenue; Lot 014A in Assessor's Block 0160 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 254 and 303 to allow construction over 35 feet in height for a project that would construct a new eight-story, 84-ft 5-in tall, mixed-use building (approximately 27,160 square feet) with 24 dwelling units and making findings of eligibility for the individually requested State Density Bonus. The project would utilize the State Density Bonus law (California Government Code Sections 65915-65918) and receive four waivers for: site coverage (Planning Code Sec. 134.1), dwelling unit exposure (Planning Code Sec. 140), height limit (Planning Code Sec. 260), and bulk limits (Planning Code Sec. 270) requirements of the planning code. The project site is located within the CRNC (Chinatown Residential Neighborhood Commercial) Zoning District, Chinatown Planning Area, and 65-N 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, 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

4. [2021-006247CUA](#) (E. SAMONSKY: (628) 652-7417)
6202 03RD STREET – southwest corner of Paul Avenue; Lot 053 in Assessor's Block 5461 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 712, to establish an AT&T Macro Wireless Telecommunications Services Facility consisting of four antennas within radomes, six RRUs, two surge suppressors and new equipment within existing cabinets on an existing single-story commercial building.

The project site is located within a NC-3 (Neighborhood Commercial, Moderate Scale) 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, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 RECUSED: Diamond
 MOTION: [20998](#)

5. [2021-002468CUA](#) (L. AJELLO: (628) 652-7353)
2040 FILLMORE STREET – east side between California and Pine Streets; Lot 022 in Assessor’s Block 0653 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303(c), 303.1, 703.4, and 718 to convert a vacant Formula Retail store to a new Formula Retail use (d.b.a. Lululemon). The project is located within the Upper Fillmore NCD (Neighborhood Commercial District), Japantown Planning Area, 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: 20999

C. COMMISSION MATTERS

6. Commission Comments/Questions

None.

D. DEPARTMENT MATTERS

7. Director’s Announcements

None.

8. 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, Aaron Starr, Manager of Legislative Affairs.

- 210600 Planning Code - Small Business Zoning Controls in Chinatown and North Beach and on Polk Street. Sponsor: Peskin. Staff: V. Flores.

At this week's land use hearing, the committee considered Supervisor Peskin's ordinance that would amend the zoning controls in North Beach, Chinatown, and Polk Street. If you recall this ordinance was heard last week and continued because substantive amendments were made to the ordinance. This week there was one public comment from Linda Chapman who had concerns regarding the lot merger allowance on Polk Street. The item was then recommended to the Full Board.

- 200519 Planning Code - Geary-Masonic Special Use District. Sponsor: Stefani. Staff: V. Flores.

Next, the Committee heard Supervisor Stefani's Ordinance that amends the Geary Masonic SUD. The amendment would require that the housing fee for this SUD be used within one-quarter mile of the boundaries of the SUD, or anywhere in San Francisco if not allocated within two years of payment.

The Planning Commission waived their opportunity to hear this item because it was incorporating a recommendation you all made in January of 2020. The recommendation was "Revise the Ordinance to earmark collected impact fees for District 2 or the immediate vicinity."

During the hearing, Supervisor Stefani requested two amendments:

- o to expand the radius from .25 to 1.5 miles to include more of District 2; and
- o to increase the allocation timeframe from two years to five years.

Chair Melgar commended Supervisor Stefani on these efforts, especially given the unique site. There were no public comments. Supervisor Preston then made a motion for the two amendments described above, plus some additional clerical amendments. These passed unanimously. They then voted to forward the item to the Full Board with a positive recommendation.

- 210734 Planning Code - Landmark Designation - 396-398 12th Street (San Francisco Eagle Bar). Sponsors: Haney; Mandelman and Ronen. Staff: Westhoff.

The Land Use Committee also considered the landmark designation of the SF Eagle Bar at 396 12th Street. The Eagle is significant for its association with South of Market's LGBTQ community as San Francisco's longest running Leather bar. When designated the Eagle will be the 7th City landmark associated with LGBTQ history. The HPC voted unanimously in support of recommendation on 5/19/21. The Committee voted to recommend the designation to the Full Board.

- 210844 Hearing - Short Term Rental and Intermediate Length Occupancy Rental Registration and Enforcement. Sponsor: Peskin. Staff: Teague, D. Sanchez. Item 5

Lastly, the Committee held a hearing on short-term rental and intermediate length occupancy rental registration. This hearing was called by Supervisor Peskin.

At the hearing Zoning Administrator Corey Teague reported on the current state of the intermediate length occupancy program, noting that the lack of applications received has

made the reporting on any data impossible. The Rent Board also reported on their role on implementing the intermediate length occupancy program.

Then, Diego Sanchez, who manages the STR Team, provided a report on the STR program, its application and enforcement activities, and recent community responses. Supervisor Peskin had questions about the total number of applications filed and the number of approvals, denials, and withdrawals. Other questions concerned the staffing levels for the program, the work completed to date, and the regulations concerning hosting with a pending application. Supervisor Peskin also had questions on the total penalties collected from enforcement and noted a discrepancy between what was reported in 2018 and the current report. Staff committed to providing an explanation of the discrepancy and will meet with his staff to resolve this issue.

Public comment largely focused on the implementation of the ILO program, noting several community concerns on how intermediate length occupancies take residential uses off the market for permanent residents.

Because of the outstanding questions with the ILO and OSTR programs, Supervisor Peskin made a motion to continue the hearing to the call of the chair. This motion passed unanimously.

Full Board

- 210423 Planning Code - Landmark Designation - Ingleside Terraces Sundial and Sundial Park. Sponsor: Peskin. Staff: McMillen. PASSED Second Read
- 210565 Planning Code - Landmark Designation - "The Making of a Fresco Showing the Building of a City" - San Francisco Art Institute - 800 Chestnut Street. Sponsor: Peskin. Staff: LaValley. Passed First Read
- 210709 Hearing - Appeal of Conditional Use Authorization Approval - 575 Vermont Street. Staff: Christensen. Continued to October 19 at the request of both the appellant and project sponsor.
- 210858 Hearing - Appeal of Conditional Use Authorization Approval - 450-474 O'Farrell Street and 532 Jones Street. Staff: Grob.

The Board did hear the CU appeal for 450 O'Farrell, a project this commission is very familiar with. A new CU was required for this project because the applicants revised the project to, among other things, change the project from 176 dwelling units to 316 Group Housing Units. The Planning Commission approved the CU for the revised project on June 24 of this year with a vote of 4-2.

In approving the Revised Project, the Commission included conditions that instructed the project sponsor to provide more, large group housing bedrooms by removing proposed ground floor retail space and replace it with group housing rooms, and by explore group housing rooms at the basement level. The Commission also added a condition to increase the bicycle parking up to 200 Class 1 bicycle parking spaces from the required 136 Class 1 spaces, and to maximize the balconies on all the street frontages except O'Farrell.

The project was appealed by Tenderloin Housing Clinic and the Pacific Bay Inn. The appellants raised three main issues in their appeal: 1) Lack of due consideration, disclosure or analysis of the health, safety and welfare of the Tenderloin community and the adjacent Pacific Bay Inn; 2) The project is not compatible with the Tenderloin community, which is already oversaturated with market-rate group housing; and 3) Lack of community outreach and dialogue.

During the hearing, public comment was about 60-40 in favor of the appeal, with many of the callers for the appeal citing the need for more family housing in the Tenderloin, a neighborhood dominated by SRO and group housing buildings. Those that spoke in favor of the project cited the need for a new church facility so that the church could fulfill its mission, or the need for more housing overall.

Unlike most CU appeals, there were a lot of questions from the Supervisor's for staff throughout the hearing. Most of the questions focused on the "grandparenting" of the project's inclusionary housing requirement at 13% rather than the 20% currently required. They also questioned the ZA's interpretation of the definition of group housing and other intricacies of the Code. Planner Carly Grob adroitly handled the barrage of questions. Overall, the supervisor's seemed skeptical of the project now that it had been revised to group housing, and of the financial necessity cited by the applicants.

However, we will have to wait for the outcome of this project, as once public comment was done Supervisor Haney then made a motion to continue the appeal for one week. This motion passed unanimously.

Lastly, Supervisor Mandelman recently introduced an ordinance to again amend Planning Code Section 190 to extend the time that existing MCDs can convert from MCDs to Cannabis Retail. The date would be extended for one year from January 1, 2022 to January 1, 2023. A similar amendment was also done last year. The extension is necessary because of the time it has taken to process the Cannabis Retail equity applicants, which were given priority over existing MCDs. Staff does not plan on taking this item to you for a hearing unless I hear differently from you today.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – De facto demolitions
Dave Osgood – Return of sign clutter
Linda Chapman – Signs, housing element

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.

9. [2019-022850ENV](#) (D. YOUNG: (628) 652-7494)
1101-1123 SUTTER STREET – southwest corner of Larkin Street; Lot 001 and 019 in Assessor's Block 0692 (District 3) – Public Hearing on the **Draft Environmental Impact Report**. The

project proposes to rehabilitate the existing three-story building at 1101 Sutter Street and demolish the existing one-story plus partial mezzanine building at 1123 Sutter Street for the construction of a new 14-story, 150-foot-tall building. The proposed project would provide 221 residential units, 8,330 square feet of commercial and childcare uses, 11,637 square feet of open space, 59 vehicular parking spaces, and 164 bicycle parking spaces. The buildings at 1101 and 1123 Sutter are both historic resources for purposes of the California Environmental Quality Act (CEQA). The project site is located within the Polk Street NCD (Neighborhood Commercial) Zoning District and 65-A and 130-E Height and Bulk District.

Written comments will be accepted at CPC.1101-1123SutterEIR@sfgov.org or at the Planning Department until 5:00PM on October 5, 2021.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Joy Navarrete – Staff presentation
 + David Baker – Project sponsor
 - Linda Chapman – Written copy, wind impacts
 - Corey Smith – EIR is adequate, support project

ACTION: Reviewed and Commented

11. [2019-013528CUA](#) (E. SAMONSKY: (628) 652-7417)
[36-38 GOUGH STREET](#) – southeast corner of Colton Street; Lot 028 in Assessor's Block 3504 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish an existing three-story, two-family residence (collectively measuring approximately 1,875 square feet) and construct a new five-story residential building containing eight dwelling units (collectively measuring approximately 5,652 square feet) within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk Districts. 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 29, 2021)

SPEAKERS: = Ella Samonsky – Staff report
 + John Kevlin – Project sponsor

ACTION: Approved with Conditions

AYES: Diamond, Fung, Imperial, Moore, Koppel

ABSENT: Chan

RECUSED: Tanner

MOTION: [21000](#)

12. [2021-001622CUA](#) (J. VIMR: (628) 652-7319)
[220 POST STREET](#) – north side between Grant Avenue and Stockton Street; Lot 007 in Assessor's Block 0294 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303, to convert the third floor (approximately 6,175 square feet) of the subject property from retail use to a general office use. The project site is located within a C-3-R (Downtown-Retail) 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: = Jon Vimr – Staff report
 + Tuija Catalano – Project sponsor
 + Mark Stefan – Project sponsor
 + Karen – Foot traffic in Union Square area
 ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung, Imperial, Koppel
 NAYS: Moore
 ABSENT: Chan
 MOTION: [21001](#)

13. [2020-008347CUA](#) (L. HOAGLAND: (628) 652-7320)
811 CLAY STREET – south side between Waverly Place and Grant Avenue; Lot 031 in Assessor’s Block 0225 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 811 to allow a change of use from a Foot/Chair Massage Establishment to a Massage Establishment (d.b.a. Top Therapy Academy) on the ground floor (1,023 square feet) of an existing four-story commercial building. The project is located in the CVR (Chinatown Visitor Retail) Zoning District and 50-N 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 29, 2021)

SPEAKERS: = Linda Ajello-Hoagland – Staff report
 + Calvin Louie – Project sponsor
 = Claudine Asbagh – Response to questions
 ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [21002](#)

- 14a. [2016-015987PCA](#) (C. MAY: (628) 652-7359)
1750 VAN NESS AVENUE – east side between Clay and Sacramento Streets; Lot 019 in 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
 (Continued from Regular hearing on September 9, 2021)

SPEAKERS: = Chris May – Staff report
 + Craig Hartman – Project sponsor
 + Speaker – Project sponsor

- Speaker – Consider design, neighborhood outreach
- + Sarah Lin – Support
- Speaker – Consider lower tower height
- Speaker – Concerns, community outreach
- Brian – Light and privacy issues, usage
- Lindsey – Potential use as an Airbnb, reduce height, address light issue
- + Sue – Current space is outdated
- + Michael – Support
- Lynn – Air and light, dormitory use
- Roger – Scale of design
- Christie – Scale, light and privacy
- + Dennis – Benefit to community
- + Speaker – Provide a serene and calming environment to the community
- + Alan Wong – Support
- + Stanley Cheung – Support
- + Eileen Gong – Support
- Rachel – Neighborhood outreach, please delay approval
- + Speaker – Support
- + Donna – Support
- + Cathy Te – Support
- + Rosalind – Support
- + Yan Ting Lo – Support
- + Speaker – Response to questions and comments
- = Kate Stacy – City Attorney
- = Corey Teague - Variance

ACTION: Approved

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

ABSENT: Chan

RESOLUTION: [21003](#)

14b. [2016-015987CUA](#) (C. MAY: (628) 652-7359)

1750 VAN NESS AVENUE – east side between Clay and Sacramento Streets; Lot 019 in 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

(Continued from Regular hearing on September 9, 2021)

SPEAKERS: Same as item 14a.

ACTION: Approved with Conditions as amended and read into the record by Staff.

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

ABSENT: Chan

MOTION: [21004](#)

- 14c. [2016-015987VAR](#) (C. MAY: (628) 652-7359)
1750 VAN NESS AVENUE– east side between Clay and Sacramento Streets; Lot 019 in 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.
 (Continued from Regular hearing on September 9, 2021)

SPEAKERS: Same as item 14a.

ACTION: ZA closed the PH and indicated an intent to Grant

15. [2021-000433CUA](#) (K. AGNIHOTRI: (628) 652-7454)
2428 CLEMENT STREET – north side between 25th and 26th Avenues; Lot 017 in Assessor's Block 1408 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 717, 202.2(a)(5), and 303 to establish a Cannabis Retail use on the first floor and associated office space on the second floor (approximately 2,765 square feet) within the Outer Clement 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: = Kalyani Agnihotri – Staff report
 + Tiara Mitchell – Project sponsor
 + Luis Rubalcava – Support
 + Speaker – Support
 + Ron Richards – Support
 + Speaker – Support
 + Lyman Chow – Support
 + Alicia Holcomb – Support
 + Jeffrey Lee – Support
 + Ruth – Support
 - Speaker – Oppose
 + Rachel – Support
 + Benjamin Lau – Support
 + Speaker – Support
 + Mark – Support
 + Emily Scarborough – Support
 + Jessica – Support
 + Speaker – Support
 + Ray Wong - Support

ACTION: Approved with Conditions

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

ABSENT: Chan

MOTION: [21005](#)

ADJOURNMENT 4:42 PM
ADOPTED OCTOBER 14, 2021