

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, October 14, 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, Audrey Merlone, Veronica Flores, Carly Grob, Kimia Haddadan, Mary Woods, Alex Westhoff, Jeff Horn, Laura Ajello, Cathleen Campbell, David Winslow, Corey Teague – Zoning Administrator, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary, Laura Lynch – Acting 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\(h\)](#).
 (Continued from Regular hearing on August 26, 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

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
 (Continued from Regular hearing on July 22, 2021)
(Proposed for Indefinite Continuance)

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

13. [2017-015678CUA](#) (C. ALEXANDER: (628) 652-7334)
 425 BROADWAY – south side between Montgomery and Kearny Streets; Lot 002 in Assessor's Block 0163 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 121.2, 253.1, 303 and 714, to develop on a large lot, exceed use size limits, and construct two buildings greater than 40 feet in height. The project would demolish the existing parking structure and construct two mixed-use buildings reaching heights of five-stories (56 feet) on Broadway and seven-stories (64 feet) on Montgomery Street with approximately 51,625 gross square feet of residential use, 4,940 gross square feet of retail use, and 18,735 gross square feet of design professional office use. The proposed project includes a total of 41 dwelling units, with a mix of 15 one-bedroom units, 21 two-bedroom units, and five three-bedroom units with five dwelling units provided as on-site affordable units. The Project would provide 17 off-street vehicle parking spaces, 46 Class 1 and seven Class 2 bicycle parking spaces, and one freight loading. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 20% 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 requests four (4) waivers from: Height (Section 250), Bulk (Section 270), Rear Yard (Section 134), and Dwelling Unit Exposure (Section 140). The Project Site is located within the Broadway NCD (Neighborhood Commercial District) Zoning District and 65-A-1 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 October 7, 2021)

SPEAKERS: None
 ACTION: Continued to November 4, 2021
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan

- 20a. [2021-000822DRP](#) (D. WINSLOW: (628) 652-7335)
 486 DUNCAN STREET – north side between Noe and Sanchez Streets; Lot 021 in Assessor's Block 6591 (District 8) – Request for **Discretionary Review** of Building Permit 2021.0629.3457 to legalize the re-construction a two-story rear structure and deck which extends partially in the required rear yard of a single-family house 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
WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

- 20b. [2021-000822VAR](#) (D. WINSLOW: (628) 652-7335)
 486 DUNCAN STREET – north side between Noe and Sanchez Streets; Lot 021 in Assessor's Block 6591 (District 8) – Request for **Variance** pursuant to Planning Code Section 134 for the legalization of the demolition and reconstruction of exterior stairs and an approximately 10-foot 10 inches by 21 feet 10 inches second-floor portion of an existing three-story, single-

family residence within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The exterior stairs and portion of the building to be legalized will encroach 13 feet 6 inches into the required rear yard.

SPEAKERS: None

ACTION: ZA Continued to VAR hearing on October 27, 2021

- 17a. [2019-013808CUA](#) (J. HORN: (628) 652-7366)
[4300 17TH STREET](#) – northwest corner of Ord Street; Lot 014A in Assessor's Block 2626 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.77 and 303, to construct a 3,128 square-foot, three-story two-family dwelling on a new lot created through a subdivision of the existing 3,916- square-foot (36' x 81') corner lot. An existing three-story two-family dwelling (4300 17th Street) is located on the remaining 1,458 square feet of the original lot and the project proposes to add an Accessory Dwelling Unit at the ground floor. The project is within a RH-2 (Residential House, Two-Family) Zoning District, Corona Heights Large Residence SUD (Special Use District) (PC Section 249.77), 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 2, 2021)

SPEAKERS: Rich Hillis – Continuance

Jeff Horn - Continuance

Speaker – Surprised with continuance, must review today

Georgia Schuttish – 4th hearing

ACTION: Continued to November 18, 2021

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Imperial, Moore

ABSENT: Chan

- 17b. [2019-013808VAR](#) (J. HORN: (628) 652-7366)
[4300 17TH STREET](#) – northwest corner of Ord Street; Lot 014A in Assessor's Block 2626 (District 8) – Request for **Variance** from the Planning Code Sections 121 (lot size) and 134 (rear yard). The subject property is located within a RH-2 (Residential – House, Two Family) Zoning District, Corona Heights Large Residence SUD (Special Use District) and 40-X Height and Bulk District.
 (Continued from Regular hearing on September 2, 2021)

SPEAKERS: Same as item 17a.

ACTION: ZA Continued to November 18, 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.

3. [2021-006602CUA](#) (L. AJELLO: (628) 652-7353)
[2104 HAYES STREET](#) – northwest corner of Cole Street; Lot 009 in Assessor’s Block 1193 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 710 to establish a Non-Residential Use Size greater than 3,000 square feet in order to expand an existing Child Care Facility (d.b.a. NoPA Montessori located at 2112 Hayes Street). The project is located within a NC-1 (Neighborhood Commercial, Cluster) 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: [21009](#)

C. COMMISSION MATTERS

4. Consideration of Adoption:
 • [Draft Minutes for September 30, 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:

Good afternoon, commissioners, Aaron Starr Manager of Legislative Affairs.

This week the Board was on break in observance of Indigenous Peoples Day and Italian Heritage Day; however, the mayor did hold a press conference on Tuesday announcing her new legislative proposal Cars to Casas.

Both Director Hillis and I attended the press conference, which we also rode bikes to. Director Hillis had a slight advantage on the ride as he rode a Lyft Eclectic Assist bike, while

I just had my normal bike. And we were able to safely reach our destination by utilizing Car free JFK and the 41st Avenue slow street.

The mayor intends to introduce the ordinance next Tuesday.

The purpose of Cars to Casas is to encourage housing development on parcels that are currently being used for auto-oriented uses, with the goal of easing the City's housing shortage while addressing the impacts that automobiles have on climate change, pedestrian safety, and livability.

The ordinance would do two main things. The first would be to remove the CU requirement to convert an Automobile Service Station to another use, and the second would be to decontrol for density on lots with an auto oriented use. Auto Oriented use is defined as any Automotive Use as defined in the Planning Code as well as any lot that has an accessory parking lot or garage. Properties with existing housing or a legacy business would not be eligible for the program.

As always, this item will come to you for your review and recommendation.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Email regarding 10/7/21 Commissioners comments and questions
 David Osgood – Signs and awnings
 Ozzie Rohm – Commissioners' comments on 4300 17th continuance, continuance is not valid, issues with SB 9
 Linda Chapman – CA building code, Planning code
 Diane Wesley Smith - Research effects on inadequate HOA dues
 Jonas P. Ionin – Response to comments and questions

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. [2021-007327PCA](#) (A. MERLONE: (628) 652-7534)
BUSINESS SIGNS ON AWNINGS AND MARQUEES [BF 210810] – Planning Code Amendment
 – Ordinance amending the Planning Code to allow business signs on awnings or marquees in addition to projecting signs in various neighborhood commercial and residential-commercial districts, and in certain Chinatown mixed use districts; applying business sign controls to additional Neighborhood Commercial 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 public necessity, convenience, and general welfare findings pursuant to Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
 (Continued from Regular hearing on October 7, 2021)

Note: On October 7, 2021, after hearing and closing public comment, continued to October 14, 2021 by a vote of +6-0.

SPEAKERS: + Supervisor Stefani – Small business in the city
 = Audrey Merlone – Staff presentation
 - Dave Osgood – Misleading
 + Linda Chapman – Support
 + Ben Lyman – Support
 + Tim Hayman – Support
 + Miriam – Code clean up
 + Speaker – Essential for small business
 + Manny – Clear red tape
 + Jack – Equity
 + Sharky Laguana – Support
 + Corey Smith – Too much talk regarding signs
 + William Ortiz – Support
 + Diane Wesley Smith – Support

ACTION: Approved without Staff modifications

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Imperial, Moore

ABSENT: Chan

RESOLUTION: [21010](#)

9. [2021-007368PCA](#) (A. STARR: (628) 652-7533)
REPEALING ARTICLE 12 REGARDING OIL AND GAS FACILITIES [BF 210807] – Planning Code Amendments – Ordinance amending the Planning Code to repeal Article 12, which contains regulations governing land use activities associated with oil and gas exploration, development, and processing; 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 necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Aaron Starr – Staff report
 + Kelly Growth, Aide to Supervisor Chan – Legislation introduction

ACTION: Approved with Staff modifications

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

ABSENT: Chan

RESOLUTION: [21011](#)

10. [2021-007369PCA](#) (V. FLORES:(628) 652-7525)
REQUIREMENTS FOR LAUNDROMATS AND ON-SITE LAUNDRY SERVICES [BF 210808] – Planning Code Amendments – Ordinance amending the Planning Code to add Laundromat as a defined term, to require conditional use authorization for uses replacing Laundromats, and to prohibit Accessory Dwelling Units that reduce on-site laundry services unless replaced; 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 necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Veronica Flores – Staff report
 + Lee Hepner, Aide to Supervisor Peskin – Legislation introduction
 + Theresa Flandrick – Support
 + Anastasia Yovanopoulos – Support, does this apply to State ADUs
 + Linda Chapman – Importance to a livable city

ACTION: Approved with Staff modifications

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

ABSENT: Chan

RESOLUTION: [21012](#)

11. [2021-007832PCA](#) (C. GROB: (628) 652-7532)
INCLUSIONARY HOUSING PROGRAM UPDATES [BF 210868] – Planning Code Amendments – Ordinance amending the Planning Code to update inclusionary housing requirements 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 necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve

SPEAKERS: = Carly Grob – Staff presentation
 + Amy Beinart, Aide to Supervisor Ronen – Legislation introduction
 + Diane Wesley Smith – Homeownership and retention, HOA
 Corey Smith – Fee and onsite option are both good, ensure housing is built, BMR units on the inclusionary program
 + Linda Chapman – BMR units, HOA fees
 - Yonathan Randolph – Nexxus study
 = Alea Gage, MOHCD – Response to questions and comments

ACTION: Approved

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

ABSENT: Chan

RESOLUTION: [21013](#)

12. [2019-016230CWP](#) (K. HADDADAN: (628) 652-7436)
HOUSING ELEMENT 2022 UPDATE – Informational Presentation – The Housing Element 2022 Update of the General Plan is San Francisco's first housing plan centered in racial and social equity. This plan will express the city’s collective vision and values for the future of housing in San Francisco. It will also identify priorities for decision makers, guide resource allocation for housing programs and services, and define how and where the city should create new homes for San Franciscans, or those who want to call this city home. This update is due late 2022 and it will need to accommodate the creation of 82,000 units by 2031, a target set by State and Regional Agencies that has been tripled compared to the city’s current targets. Community outreach and engagement for the 2022 Update began in June 2020, and the second phase of outreach was launched in April 2021 with the release of the first draft goals, policies, and actions. The purpose of this hearing is to inform the public about the strategies used for outreach and engagement during Phase 2, the communities engaged, a brief overview of some of the input shared, and the upcoming steps to analyze public input to shape the second draft. Draft 2 is scheduled to be released early next year.

Preliminary Recommendation: None – Informational

- SPEAKERS:
- = Kimia Haddadan – Staff presentation
 - = Rich Hillis – Staff presentation
 - Charlie Sciammas – Reflects an over emphasis on priority geographies and opportunity areas, need a housing element that plans for and prioritize for the vulnerable working class
 - Joseph – Engagement and transparency do not add up to equity
 - Speaker – Cannot afford market rate
 - + Freddy Martin – Participated in the focus groups, encourage everyone to get involved
 - + Lyslynn Lacoste – Involved in the feedback session, positive experience
 - + Cindy – Thankful for the housing element
 - + Corey Smith – Participated in conversation, positive step in the right direction
 - Anastasia Yovanopoulos – Vulnerable communities should be leading the conversation to define mapping and analysis for equitable allocation of resources
 - = Jesse Sanford – Current draft leaves the Castro and the LGBTQ community out
 - + Mary Travis-Allen – American Indian community, need feedback and change
 - + Linda Chapman – Paper copies need to be available
 - Arlene Alfaro – Attended focus group, right to housing
 - = Georgia Schuttish – Home price vs income ratio
 - = Robert Fruchtman – Housing to house workers, create more housing on the west side and not on the east side
 - Courtney – Vulnerable communities must lead conversations
- ACTION: Reviewed and Commented

14. [2018-004686CUA](#) (M. WOODS: (628) 652-7350)
2350 GREEN STREET – northeast corner at Pierce Street; Lots 007 and 013 in Assessor’s Block 0538 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 134, 209.1, 303 and 304 to allow a Planned Unit Development (PUD) at the Saint Vincent de Paul School with an enrollment up to 360 students. The proposal would include the renovation, expansion (totaling approximately 4,400 square feet of net new area), and construction of a new elevated play area above the existing corner parking lot. The proposal includes a PUD modification to Planning Code provisions related to the rear yard (Section 134). The project site is located in 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:
- = Mary Woods – Staff presentation
 - + Marisa Brandon – Project sponsor
 - + Speaker – Project sponsor design presentation
 - Speaker – Opposed to phase four, no public disclosure
 - Speaker – Did not receive notice, no to phase four

ACTION: Approved with conditions modifying the 3-year performance plan condition to 5 years.
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [21014](#)

- 15a. [2019-011944OFA](#) (A. WESTHOFF: (628) 652-7314)
[660 03RD 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 from the 2020-2021 Office Development Annual Limit within an existing four-story former industrial building. The project site is located within a CMUO (Central SoMa Mixed-Use Office) Zoning District, Central SoMa SUD (Special Use 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).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on August 26, 2021)

SPEAKERS: = Alex Westhoff – Staff report
 = Corey Teague – Zoning Administrator comments
 + Jim Reuben – Project sponsor
 ACTION: Continued to November 4th, 2021
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan

- 15b. [2019-011944VAR](#) (A. WESTHOFF: (628) 652-7314)
[660 03RD STREET](#) – west side between Brannan and Townsend Streets; Lot 008 in Assessor's Block 3787 (District 6) – Request for **Variance** from the Zoning Administrator to address the Planning Code requirements for ground floor active use requirements pursuant to Planning Code Section 145.1 and 249.78(c)(1)(B). In the Central SoMa Special Use District, office use is not considered an active use on the ground floor. The project site is located within a CMUO (Central SoMa Mixed Use Office) Zoning District, Central SoMa SUD (Special Use District), and 65-X Height and Bulk District.

SPEAKERS: Same as item 15a.
 ACTION: ZA Continued to November 4th, 2021

- 16a. [2020-001610SHD](#) (J. HORN: (628) 652-7366)
[3832 18TH STREET](#) – north side between Church and Sanchez Streets; Lot 018 in Assessor's Block 3580 (District 8) – Request for adoption of **Shadow Findings** pursuant to Section 295 that net new shadow from the project would not adversely affect the use of Mission Dolores Park under the jurisdiction of the Recreation and Park Commission. The Project Site is located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt Findings
 (Continued from Regular hearing on July 15, 2021)
Note: On July 15, 2021, after hearing and closing public comment, continued to October 14, 2021 by a vote of +5 -0 (Chan and Koppel absent).

SPEAKERS: = Jeff Horn – Staff report
 + Mark Loper – Project sponsor
 - Speaker – Inadequate community outreach
 - Sue Hestor – Corporate leases
 - Speaker – Concerns, affordability
 + Jennifer – More neighbors mean more eyes on the street
 - Cindy Wong – Housing shortage for families with children
 - Louis – Oppose
 - Kate – Too big, too tall
 - Elizabeth – Not for low-income residents
 + Yonathan Randolph – Prioritize creation of housing
 - Rita – No outreach to neighbors, not appropriate for long term housing
 - Bill – Oppose
 - Gary – Scale back, shadow
 + Ed – Support
 - Chris Rudy – No outreach, no changes to plans
 = David Winslow – Response to questions and comments
 = Austin Yang – City Attorney

ACTION: Adopted shadow findings based on staff's recommended design of a project with 5 stories and 19 units.

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Imperial, Moore

ABSENT: Chan

MOTION: [21015](#)

- 16b. [2020-001610CUA](#) (J. HORN: (628) 652-7366)
[3832 18TH STREET](#) – north side between Church and Sanchez Streets; Lot 018 in Assessor's Block 3580 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.2, 253, 303, and 317 to allow the demolition of an existing one-story single-family home, and new construction of a six-story, 60-foot-tall, 19-unit Group Housing residential project, with a 390-square-foot communal space, 890 square feet of common usable open space, 314 square feet of private usable open space (for two units), and 19 Class 1 and two Class 2 bicycle parking spaces and making findings of eligibility for the individually requested State Density Bonus Project. The Project would invoke the State Density Bonus law (California Government Code Sections 65915-65918) to receive waivers for: Height (Section 260), Rear Yard (Section 134), and Dwelling Unit Exposure (Section 140). The Project Site is located within a RM-1 (Residential-Mixed, Low Density) 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 15, 2021)
Note: On July 15, 2021, after hearing and closing public comment, continued to October 14, 2021 by a vote of +5 -0 (Chan and Koppel absent).

SPEAKERS: Same as item 17a.

ACTION: Approved with conditions and staff's recommended alternative design of a project with 5 stories and 19 units with further plan refinement between staff and the project sponsor. Condition added for a staff prepared memo with revised plans to be provided to the Commission.

AYES: Tanner, Diamond, Fung, Koppel
 NAYS: Imperial, Moore
 ABSENT: Chan
 MOTION: [21016](#)

18. [2021-006288CUA](#) (L. AJELLO: (628) 652-7353)
211 AUSTIN STREET – southwest corner of Van Ness Avenue; Lot 004 in Assessor's Block 0666 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.4, and 209.3 to establish a Formula Retail use (d.b.a. Arthur Murray Dance Studio). The project is located within a RC-4 (Residential Commercial, High Density) Zoning District, Van Ness SUD (Special Use District), Van Ness Automotive SUD (Special Use District) and Van Ness Corridor Planning Area, 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: Approve with Conditions

SPEAKERS: = Laura Ajello – Staff report
 + Daisey Lynam – Project sponsor
 ACTION: Approved with Conditions as read into the record by staff
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [21017](#)

19. [2021-001579CUA](#) (C. CAMPBELL: (628) 652-7387)
2715 JUDAH STREET – south side between 32nd and 33rd Avenues; Lot 037 in Assessor's Block 1821 (District 15) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.1, 303, and 734, to establish a 2,100 square foot Cannabis Retail use within the Judah 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
 (Continued from Regular hearing on September 2, 2021)

SPEAKERS: = Cathleen Campbell – Staff report
 + Jason Paul – Project sponsor
 - Leo McFadden – Notification process
 - Helen – Outreach not completed
 - Speaker – Not empty
 ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [21018](#)

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be

advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

21. [2021-000308DRP](#) (D. WINSLOW: (628) 652-7335)
[642 ALVARADO STREET](#) – north side between Castro and Diamond Streets; Lot 044 in Assessor’s Block 2771 (District 8) – Request for **Discretionary Review** of Building Permit 2021.0111.2473 to construct nine accessory dwelling units in the ground level parking area within the existing building envelope per Ordinance Number 162-16. The project would remove 19 of the existing 35 parking spaces of a 34-unit apartment building within a RM-2 (Residential-Mixed, Moderate Density) 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

SPEAKERS: = David Winslow – Staff report
 - Marc Snyder – DR requestor
 + Laura Campbell – Project sponsor
 - Speaker – Not BMRs
 - Ken Fisher – Not affordable, parking issues
 - Janet Harrison – Increase in traffic, lost of parking
 - Beth – Public safety with increased density
 - Speaker – Oppose
 - Speaker – Maximize profit, not affordable housing
 - Jennifer – Parking, not affordable housing
 + Dan Ferris – Architect’s response to questions
 - Speaker – Notifications, residents’ parking spaces

ACTION: No DR
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 DRA: [760](#)

ADJOURNMENT 7:43 PM
 ADOPTED OCTOBER 28, 2021