

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes
Remote Hearing
via video and teleconferencing

Thursday, November 4, 2021
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Chan, Diamond, Fung, Imperial, Tanner, Moore, Koppel
COMMISSIONERS ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:00 PM

STAFF IN ATTENDANCE: Aaron Starr, AnMarie Rodgers, Rich Sucre, Ella Samonsky, Claudine Asbagh, Chris May, David Winslow, Corey Teague – Zoning Administrator, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2020-007481CUA (G. PANTOJA: (628) 652-7380)
5367 DIAMOND HEIGHTS BOULEVARD (1900 DIAMOND STREET) – east side between Gold Mine Drive and Diamond Street; Lot 018 in Assessor's Block 7535 (District 8) – Request for **Conditional Use Authorization** for a Planned Unit Development (PUD) pursuant to Planning

Code Sections 209.2, 303, and 304 for the subdivision of an existing approximately 34,714 square foot lot into six new lots and the construction of a detached parking garage and 14 residential buildings (10 duplexes and four single-family residences) for a total of 24 residential dwelling units, 36 off-street parking spaces, and 48 Class 1 bicycle-parking spaces within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The dwelling units will range in size from 1,789 to 3,954 square feet in area and contain three to four bedrooms. Under the Planned Unit Development, the proposal is seeking exceptions from the lot area (Planning Code Section 121), front setback (Planning Code Section 132), and rear yard (Planning Code Section 134) requirements. The proposal is also seeking a Conditional Use Authorization required per interim controls Board File No. 201370 (Resolution No. 10-21) for the construction of a residential development that does not maximize the principally permitted residential density of the subject lot. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Continued from Regular hearing on October 14, 2021)

(Proposed for Continuance to December 2, 2021)

SPEAKERS: None

ACTION: Continued to December 2, 2021

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

2. 2021-000215CUA (L. HOAGLAND: (628) 652-7320)
400 HYDE STREET – northeast corner of Ellis Street; Lot 006A in Assessor's Block 0322 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3 and 303 to install a new rooftop Macro Wireless Telecommunications Services Facility consisting of the installation of twelve (12) antennas and ancillary equipment as part of the Verizon Wireless Telecommunications Network. The antennas will be screened within 30" diameter FRP vent pipes and the ancillary equipment will be screened behind an 8' screen wall. The Project site is located within a R-C-4 (Residential-Commercial, High Density) Zoning District and 80-T 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 December 9, 2021)

SPEAKERS: None

ACTION: Continued to December 9, 2021

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

- 3a. 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 30, 2021)
(Proposed for Indefinite Continuance)

SPEAKERS: Jerry Dratler – Opposed to indefinite continuance
ACTION: Continued Indefinitely
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

- 3b. 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 **Variance** 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 30, 2021)
(Proposed for Indefinite Continuance)

SPEAKERS: None
ACTION: ZA Continued Indefinitely

11. [2017-015678CUA](#) (C. ASBAGH: (628) 652-7329)
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. The Project requests three (3) waivers from: 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 14, 2021)

SPEAKERS: None
ACTION: Continued to December 2, 2021
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

15. [2021-005183CUA](#) (S. JIMENEZ: (628) 652-7348)
2040 CHESTNUT STREET – northeast corner of Mallorca Way; Lot 024B in Assessor's Block 0467A (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 711 to establish an approximately 3,485 square foot Formula Retail use (d.b.a. Sweetgreen) within the vacant ground floor space of an existing one-story commercial building within a NC-2 (Neighborhood-Commercial, Small 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: Continued to January 20, 2022
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

B. COMMISSION MATTERS

4. Consideration of Adoption:
• [Draft Minutes for October 21, 2021](#)

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

5. Commission Comments/Questions

None.

C. 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. Reporting to live from the 15th floor of 49 South Van Ness. We are back in the office and I am back to wearing career khakis instead of sweatpants.

Land Use

[210972](#) Hearing - Planning Department Reorganization. Sponsor: Peskin. Staff: Sider/Hillis.

This week the Land Use Committee held a hearing on the Planning Department's recent reorganization. The hearing was called by Supervisor Peskin who was concerned about

moving the ZA position into Current Planning. Director Hillis led the Department's presentation, going over the departments overall structure, function, and funding. The Supervisor Peskin asked questions throughout his presentation. His questions mainly focused on the ZA position; however, toward the end he then focused more on our budget and existing vacant positions. There were only a couple of public commentors, most were neutral comments or comments supporting the Planning Department, with the exception of one caller, who seemed to not be much of a fan of the Planning Department.

At the end of the hearing, Supervisor Peskin moved to continue the hearing to the call of the chair in case the Committee wanted to revisit this issue in the future. His motion passed unanimously.

210807 Planning Code - Repealing Article 12 Regarding Oil and Gas Facilities. Sponsor: Chan. Staff: Starr.

Lastly, the Committee considered Supervisor Chan's ordinance that would repeal Article 12. If you recall this was heard last week, but the proposed amendments, which the Commission recommended, had not been drafted yet. This week, the Committee amended the ordinance to include the commission's recommended modifications. That modification was to:

- Amend the definition of Heavy Manufacturing 2 and 3 to exclude from the definition the production or refining of petroleum products associated with oil and gas exploration

The Committee voted unanimously to approve the modifications. And then had to continue the item one week since the modifications were substantive.

Full Board

210497 Planning Code and Zoning Map - Delete Life Science and Medical Special Use District. Sponsor: Walton. Staff: Shaw. PASSED Second Read

210699 Planning, Administrative Codes - Accessory Dwelling Units. Sponsors: Mandelman; Ronen, Preston and Melgar. Staff: V. Flores. PASSED Second Read

210808 Planning Code - Requirements for Laundromats and On-site Laundry Services. Sponsors: Peskin; Chan, Preston, Ronen, Mandelman, Haney, Walton and Mar . Staff: V. Flores. Passed First Read

210868 Planning Code - Inclusionary Housing Program Updates. Sponsors: Ronen; Chan. Staff: Grob. Passed First Read

210709 Hearing - Appeal of Conditional Use Authorization Approval - 575 Vermont Street. Staff: Christensen. Appeal was withdrawn

SPEAKERS: Linda Chapman – Commissioners' position as decision makers

Jonas P. Ionin, Commission Secretary:

The Historic Preservation Commission did meet yesterday. And after a brief hiatus to the Legacy Business applications, once again where they adopted recommendations for approval for Shears Beauty and Barbershop on Newhall Street, for Button Down on Sacramento Street, Dee Dee Boutique on Pacific Avenue, Teevan Company on Union Street, Harris' Restaurant on Van Ness Avenue, Blue Danube Coffee House on Clement Street, Biordi Art Imports on Columbus Avenue, VJ Grocery on Clay Street. And then took up the landmark designation for the Golden Gate Valley Carnegie Library on Green Street where they also adopted-- or excuse me they initiated landmarking that site, and adopted a recommendation for approval to landmark the Allegory of California Diego Rivera murals.

8. [2021-009977CRV](#) – Remote Hearings – Consideration of action to allow teleconferenced meetings and adopting findings under California government code section 54953(e) to allow remote meetings during the COVID-19 emergency; continue remote meetings for the next 30 days; direct the Commission Secretary to schedule a similar resolution [motion] at a commission meeting within 30 days.

SPEAKERS: Sue Hestor – Calendar to include public discussion
 Georgia Schuttish – Allow 3 minutes for public comments
 Linda Chapman – Challenges for calling in for public comments
 Stephanie – Resume in person meetings
 ACTION: Adopted
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 RESOLUTION: [21029](#)

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – because the Calcs for these two projects were squishy. And although the Calcs for these two projects did not cross the threshold they were very close, and originally submitted Calcs were very different. Staff back in 2015 reviewing photos of a sample of five Noe Valley Alteration projects thought 40% were Demolitions. 2015 sample used the original Demo Calcs, the same Demo Calcs that precipitated these warning letters. In the past the Commission would not demolish sound housing. Staff calls Noe Valley the epicenter of de-factor demolition of sound, relatively affordable housing. There have been at least 39 speculative Alteration projects since 2014, that should have been reviewed as Demolitions that were flipped for an average price increase of \$3.9 million. It seems reasonable to say this speculation has a ripple affect across the City. The Demo Calcs need adjusting.
 Ozzie Rohm – 2867 San Bruno tenants, check tenancy of a building
 Linda Chapman – Parking issues on Nob Hill

E. 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. [2018-004217GPA](#) (A. RODGERS: (628) 652-7471)
OVERVIEW OF GENERAL PLAN AMENDMENTS – Informational Presentation – This presentation is to provide an overview of the pending amendments to the General Plan. The presentation will consist of a brief review of the state and local requirements for San Francisco's General Plan; a review of the status of the ten "Elements" of the General Plan; an overview of the four primary amendments in progress, namely the "Housing Element", the "Safety and Resilience Element", the "Environmental Justice Framework", and the "Transportation Element"; and a sequence for regular, rotating updates to ensure that the General Plan remains timely will be offered.

Preliminary Recommendation: None - Informational

SPEAKERS: = AnMarie Rodgers – Staff presentation
 - Ozzie Rohm – Mandates for preserving rent control housing not upheld
 ACTION: Reviewed and Commented

- 10a. [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 40,212 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 October 14, 2021)

SPEAKERS: = Rich Sucre – Staff presentation
 + Jim Reuben – Project sponsor
 + Speaker – Project sponsor
 - Sue Hestor – Fees, process for legitimization
 ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [21025](#)

- 10b. [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.
 (Continued from Regular hearing on October 14, 2021)

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

12. [2021-000209CUA](#) (E. SAMONSKY: (628) 652-7417)
733 TREAT AVENUE – east side between 20th Street and 21st Street; Lot 064 in Assessor's Block 3612 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317 to allow dwelling unit density at a ratio of one unit per 1,000 square feet of lot area and to demolish a two-story, 7,581-square-foot commercial building containing an unauthorized dwelling unit and construct a four-story, 15,807-square-foot residential building containing six dwelling units and an accessory dwelling unit (ADU) within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on October 21, 2021)

SPEAKERS: = Ella Samonsky – Staff report
 + John Kevlin – Project sponsor
 - Peter – Oppose, residents living
 + Nicholas – Support
 - Gil Mendez – Oppose, height increase
 + Shaun – Support
 ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [21026](#)

- 13a. [2018-007380CUA](#) (A. PERRY: (628) 652-7430)
1320 WASHINGTON STREET – north side between Jones and Leavenworth Streets; Lot 006 in Assessor's Block 0188 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 253, and 762, to demolish the existing two-story commercial public parking garage and construct a new six-story over basement residential building in excess of 40 feet in height on a lot with more than 50 feet of frontage within a RM-4 (Residential-Mixed, High Density) Zoning District and 65-A Height and Bulk District. The project will include 25 dwelling units (12 one-bedrooms, nine two-bedrooms, and four three-bedrooms) and provide 25 vehicle parking spaces and 25 Class 1 bicycle parking spaces at the basement garage level. The project includes private open space for seven units and provides a 1,780 square foot roof deck to satisfy the common open space requirement for 18 units. 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: = Claudine Asbagh – Staff presentation
 + Susan Sagy – Project sponsor
 + Glenn Rescalvo – Design presentation
 + Joe – Support
 + Ben Bleiman – Support
 - Richard – Reduce height
 - Melanie – Oppose the height
 + Morgan – Support
 + Speaker – Support
 + Tom – Support
 + Don Feinberg – Support

+ Diane – Support
 + John Harrington - Support
 - Linda Chapman – Negative impacts on the neighborhood
 ACTION: Approved with Conditions as amended setting the roof deck and planters back five feet on all sides.
 AYES: Tanner, Chan, Diamond, Imperial, Moore, Koppel
 NAYS: Fung
 MOTION: [21027](#)

- 13b. [2018-007380VAR](#) (A. PERRY: (628) 652-7430)
1320 WASHINGTON STREET – north side between Jones and Leavenworth Streets; Lot 006 in Assessor's Block 0188 (District 3) – Request for **Variances** to address requirements for rear yards pursuant to Planning Code Section 134 and exposure requirements for eight dwelling units pursuant to Planning Code Section 140, in order to demolish the existing two-story commercial public parking garage and construct a new six-story over basement residential building within a RM-4 (Residential-Mixed, High Density) Zoning District and 65-A Height and Bulk District. The project will include 25 dwelling units (12 one-bedrooms, nine two-bedrooms, and four three-bedrooms) and provide 25 vehicle parking spaces and 25 Class 1 bicycle parking spaces at the basement garage level. The project includes private open space for seven units and provides a 1,780 square foot roof deck to satisfy the common open space requirement for 18 units.

SPEAKERS: Same as item 13a.
 ACTION: ZA closed the PH and indicated an intent to Grant.

14. [2016-013012CUA](#) (C. MAY: (628) 652-7959)
478-484 HAIGHT STREET – north side between Fillmore and Webster Streets; Lot 019 in Assessor's Block 0849 (District 5) – Request to **Amend Conditions of Approval** of Planning Commission Motion No. 20976, adopted September 2, 2021, for the project proposing the demolition of the existing two-story building containing one dwelling unit above ground floor retail space and the construction of a new four-story building containing 9 principally-permitted dwelling units and 9 accessory dwelling units above two floors of child care uses totaling approximately 9,942 square feet within the Lower Haight Street Neighborhood Commercial Zoning District and 40-X Height and Bulk District. The project scope remains unchanged except it now proposes to satisfy its Inclusionary Affordable Housing Program requirements by paying an in-lieu fee rather than by providing on-site below market rate units. The approval action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h), was the Planning Commission's approval of the Conditional Use Authorization that occurred September 2, 2021.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Chris May – Staff report
 + Jeremy Schaub – Project sponsor
 - Stephanie – Did not receive notice, concerns
 ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Koppel
 NAYS: Imperial, Moore
 MOTION: [21028](#)

F. 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.

16. [2018-003779DRP-02](#) (D. WINSLOW: (628) 652-7335)
[619 22ND AVENUE](#) – west side between Cabrillo and Balboa Streets; Lot 002 in Assessor's Block 1622 (District 1) – Request for **Discretionary Review** of Building Permit 2018.0315.3729 to construct a rear horizontal addition at the first and second stories (totaling 266 square feet), and a two-story vertical addition (totaling 1,974 square feet) to create a new second unit to the existing 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

SPEAKERS: = David Winslow
- Adam Schnal – DR 1
- James Yu – DR 2
+ Roberta Wahl – Project sponsor
ACTION: No DR
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
DRA: [763](#)

ADJOURNMENT 4:30 PM – IN HONOR OF BUSTER POSEY

ADOPTED NOVEMBER 18, 2021