

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, November 18, 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 1:03 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Audrey Merlone, Mat Snyder, Jenny Delumo, Kimberly Durandet, Xinyu Liang, Kevin Guy, Claudine Asbagh, Jeff Hom, Kalyani Agnihotri, Laura Ajello, David Winslow, Scott Sanchez, 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. 2019-022510CRV (B. HICKS: (628) 652-7528)  
240-250 CHURCH STREET – west side between Market Street and 15<sup>th</sup> Street; Lot 003 of Assessor's Block 3543 (District 8) – Request for **Adoption of Findings Related to State Density Bonus** pursuant to Planning Code Section 206.6 to allow the demolition of a one-story

limited restaurant (dba Thoroughbread Bakery) and construction of a seven-story, 74 feet 11 inches tall mixed-use building (measuring 28,974 gross square feet) with 24 dwelling units and a ground floor commercial space (dba Thoroughbread Bakery) with rear outdoor activity area within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and the 40-X Height and Bulk District. The Project seeks a waiver from the height limit (Section 250) pursuant to the State Density Bonus Law. 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 2, 2021)**

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

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*  
 (Continued from Regular hearing on September 30, 2021)  
**(Proposed for Continuance to January 13, 2022)**

SPEAKERS: None  
 ACTION: Continued to January 13, 2022  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

3. 2019-022419DRP (D. WINSLOW: (628) 652-7335)  
312 UTAH STREET – west side between 16th and 17th Streets; 001A in Assessor's Block 3961 (District 10) - Request for **Discretionary Review** of Building Permit 2019.1121.7856 to construct a new four-story over basement, three-unit residential building 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 with Modifications*  
**(Proposed for Continuance to January 20, 2022)**

SPEAKERS: None  
 ACTION: Continued to January 20, 2022

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

4. [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*

(Continued from Regular hearing on September 30, 2021)

**(Proposed for Indefinite Continuance)**

SPEAKERS: None

ACTION: Continued Indefinitely

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

5. 2021-003142CUA (M. GIACOMUCCI: (628) 652-7414)  
333 FREMONT STREET – north side between Folsom and Harrison Streets; Lot 331 in Assessor’s Block 3747 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 827, to install a new Macro Wireless Telecommunications Services Facility (for AT&T Mobility) at the rooftop of an existing residential building consisting of installation of twelve (12) panel antennas in four (4) sectors, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. The subject property is located within the RH DTR (Rincon Hill Downtown Residential) Zoning District and 85/250-R Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on August 26, 2021)

**WITHDRAWN**

SPEAKERS: None

ACTION: Withdrawn

15. [2019-022830AHB](#) (C. MAY: (628) 652-7359)  
3055 CLEMENT STREET – southeast corner of Clement Street and 32nd Avenue, Lot 043 of Assessor’s Block 1463 (District 1) – Request for **HOME-SF Project Authorization**, pursuant to Planning Code Sections 206.3, 328, and 710, to allow the construction of a six-story, 62-foot tall residential building containing seven dwelling units totaling approximately 10,562 square feet above approximately 614 square feet of ground floor commercial space within a NC-1 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 13, 2022  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

## B. COMMISSION MATTERS

6. Consideration of Adoption:
- [Draft Minutes for October 28, 2021](#)
  - [Draft Minutes for November 4, 2021](#)

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

7. Commission Comments/Questions

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

Commissioners, if you would indulge me for one moment. We have another departure from our City family and Mr. Scott Sanchez, if you could make yourself visible. Thank you. And this time I will make myself the presenter before I share my screen. Mr. Sanchez has decided to leave the Planning Department yet again. And so, we have prepared this proclamation for him and hopefully you can all see this screen. Similar to the one for Kate Stacey.

“This Proclamation is in the honor of Scott Sanchez.

WHEREAS, Scott Sanchez began his illustrious career with the San Francisco Planning Department in 1999 as an intern;

WHEREAS, the Mayor Declared November 17, 2021 Scott Sanchez Day;

WHEREAS, Scott became the youngest Zoning Administrator for the City & County at the age of 35 in 2010 and held the post for approximately eight years;

WHEREAS, his signature is on the back of enough building permit applications to fill a small lateral filing cabinet;

WHEREAS, his signature is on enough Written Determinations to fill a large lateral filing cabinet;

WHEREAS, his signature is on enough Variance decision letters to fill City Hall, Room 400;

WHEREAS, he has made enough informal and formal interpretations of the Planning Code to fill the memory bank of a small herd of elephants;

WHEREAS, he has presided over voluminous Variance hearings, generally on the last Wednesday of every month;

WHEREAS, he has thoughtfully and artistically represented the Planning Department before the Board of Appeals at over 350 hearings;

WHEREAS, he has diligently performed his post-hearing responsibility by consuming enough wine and gin to fill multiple casks both large and small;

WHEREAS, he has mentored Planners both young and old;

WHEREAS, he has guided multiple projects from beginning to end;

WHEREAS, he occasionally considers enrolling into the Academy of Art and driving one of their fancy cars;  
WHEREAS, Scott has joined the Department, left, re-joined and left, and has decided to leave again;  
WHEREAS, his colleagues, friends at the Department look forward to his return;  
THEREFORE BE IT RESOLVED, that the San Francisco Planning Commission in recognition of the exceptional and extraordinary contributions to the City and County of San Francisco by one Scott Sanchez, issues this Proclamation in his honor”.

**Scott Sanchez, Deputy Zoning Administrator:**

Thank you, Jonas. Thank you so much. That’s amazing. If I maybe just briefly say, I just I have been so proud to work for the Planning Department and I have such a tremendous set of colleagues here. I have learned a lot more than I ever thought possible, both personally and professionally. And to speak to the Commission, just thank you for your support over the years especially when I was Zoning Administrator. In particular for your concern and attention to enforcement and ensuring that our codes are properly and adequately enforced. That we have independent and proper oversight of our rules. And I just wanted maybe shared one memory at my first hearing as Zoning Administrator and probably looking a bit lost. Like Commissioner Ron Miguel just turned to me and said, “just do what you think is right.” And I feel like I’ve been able to do that because of the support of the Commission and the support of the Department over all these years. Thank you for this opportunity. I really appreciate it.

**President Koppel:**

Thanks Scott. Let me just start by saying that I met you when I was not on the Commission on the other side of the dais and I always respected your ability to handle what seemed like an incredibly always full plate. Just dealing with the Academy of Art and its issues back then but everything else you were working on at the same time. So, nothing but respect for you and wish you all the best.

**Commissioner Diamond:**

I too met you Scott when I was on the other side and I just want to let you know how much I appreciated your wisdom and diligence and how inspired I felt with confidence whenever you were weighing in. And that we will miss you and hopefully you will return. So thank you for all your years of service.

**Commissioner Moore:**

Chiming in. I met Scott in the seat where I am now and that is a while back. And I couldn’t be happier seeing the dual message that the Department wrote in your farewell and I fully recognize the subtlety of your great accomplishments. However, who you also are as a person and how much appreciated you are for all of your attributes and your personality have brought you in this particular position. I hope that this is only a good-bye and see you soon. Thank you.

**Rich Hillis, Planning Director:**

Just huge thanks to Scott. I can't imagine it but -- I mean, I've only known the Planning Department with Scott in it as- I got to know him first as a member of the Board of Appeals with Commissioner Fung and he was always thoughtful whether the issue was complex or fairly straight forward and taught us a lot and he continued to teach me a lot both as a

Planning Commissioner and as the Director, it's hard to imagine the Department without him but sincerely appreciate his work here and thank him for his service.

**Commissioner Tanner:**

I just wanted to say, Mr. Sanchez, thank you so much for all of your efforts and work supporting us and it's been great working with you. Sometimes like in our code to kind of a religious text and it's very complex, it has a lot of layers that contradict each other that evolve over time, you kind of have to know the history and the conversation with itself. And I don't know if that makes you our pope or what. But you certainly understand the complexity and help us navigate and understand what it's trying to say, what it's trying to achieve to help our City be a thriving place to live. We will certainly miss you and we'll see if you don't turn up again here some time. Thanks for all your great work.

**Commissioner Fung:**

Scott, having already given accolades to you multiple times in regard to your retirement, I'm not intending to say anything nice. Only good luck and stay in touch.

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

Indeed Scott. Take care.

**C. DEPARTMENT MATTERS**

8. Director's Announcements

None.

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

**Aaron Starr, Manager of Legislative Affairs:**

Land Use Committee

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

At last week's Land Use hearing, Supervisor Chans ordinance that removed Article 12 from the Planning Code was finally sent out of Committee with a positive recommendation.

Full Board

- 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 Second Read
- 210868 Planning Code - Inclusionary Housing Program Updates. Sponsors: Ronen; Chan. Staff: Grob. PASSED Second Read
- 210927 Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed 35 Ventura Avenue Project. Staff: Gibson. Appeal Withdrawn

### Land Use Committee

- 210452 Planning Code - Exemption from Neighborhood Notification and Review Requirements for Grandfathered Medical Cannabis Dispensaries Converting to Cannabis Retail. Sponsor: Mayor. Staff: Christensen.

At this week's Land Use Committee hearing, the Committee considered an ordinance, sponsored by the Mayor that would remove the 311-notification requirement for the conversion of existing MCDs to Cannabis Retail. These uses have been operating as a Cannabis Retail for about four years now, and there have been no complaints filed to the office of cannabis on any of them. Commissioners, you heard this item on July 15 of this year and recommended approval. There was no public comment, and only a few questions from the committee members regarding how complaints or issues can be resolved through the office of cannabis. The Committee the voted to recommend the item to the Full Board.

- 210810 Planning Code - Business Signs on Awnings and Marquees. Sponsors: Stefani; Chan. Staff: Merlone.

Next the committee considered Supervisor Stefani's ordinance that would allow for both a projecting sign and a sign on the awning in our commercial corridors. Commissioners you heard this item on October 14 of this year and recommended approval. There were about half dozen commentors, most seemed supportive of the proposed change. In introducing the item, Supervisor Stefani emphasized why a grandparenting provision would not be appropriate for dealing with this issue, if you recall that idea was discussed during the Planning Commission hearing. During the Committee hearing Supervisor Peskin asked questions about where this change applied, and how it interacted with special sign districts. Supervisor Melgar then made a motion to send this item to the Full Board with a positive recommendation, which the committee then passed unanimously.

- 211021 Planning Code - Landmark Designation - 447 Battery Street (aka Jones-Thierbach Coffee Company Building. Sponsor: Historic Preservation Commission. Staff: LaValley.

Finally, the Committee considered the landmark designation of 447 Battery Street, sponsored by Supervisor Peskin.

After receiving a Resolution initiating designation from the BOS, the HPC reviewed this designation on August 4 of this year and recommended approval. The HPC found that 447 Battery Street, constructed in 1907, was culturally and historically significant for association with the San Francisco coffee industry, a significant commercial sector in San Francisco during the second half of the nineteenth century and the first decades of the twentieth century. It is also associated with reconstruction of downtown San Francisco following the 1906 earthquake and fires. The HPC also found that the building was not architecturally significant and recommended that the "three-story height and roughly rectangular footprint" be removed from the list of character-defining features.

Staff was anticipating that the item would be continued, but instead Supervisor Peskin moved to table the item, which essentially stops the legislation from moving forward. No reason was given for tabling it.

## Full Board

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

Goodbye Scott, we look forward to your return and next going away party.

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

As stated, there is no report for the Board of Appeal. However, the Historic Preservation Commission did meet yesterday and they initiated landmark designation for the Takahashi Trading Company located at 200 Rhode Island Street. They also heard an informational presentation from staff related to the Citywide Survey and then they adopted an Earthquake Shack Theme Document related to the Citywide Historic Context Statement. In addition, commissioners, there seems to be some consensus from the Historic Preservation Commission to encourage the City to take on a new endeavor by placing QR codes or some other methods by which tourists and residents, alike, could complete self-guided tours of significant locations: basically stopping and putting their phone up via app or some other method I would imagine, don't have to be an app, and getting a brief history on the location of what makes that site specific for landmarks and other historically significant locations. I agreed that that would be a great idea and we will begin to at least look at that.

**D. GENERAL PUBLIC COMMENT**

SPEAKERS: Georgia Schuttish – November 11, 2021 email to Commissioners  
Speaker – Scott Sanchez  
Sue Hestor – Schedule an item to discuss remote hearings

**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.

10. [2020-003971PCA](#) (A. MERLONE: (628) 652-7534)  
DWELLING UNIT DENSITY EXCEPTION FOR CORNER LOTS IN RESIDENTIAL DISTRICTS [BOARD FILE NO. 210564] – **Planning Code Amendment** – Ordinance amending the Planning Code to provide a density limit exception for Corner Lots in RH (Residential, House) zoning districts, to permit up to four dwelling units per lot; 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*  
(Continued from Regular hearing on October 28, 2021)

SPEAKERS: + Jacob Bintliff, Legislative aide of Sup Mandelman – Introduction of the ordinances  
= Audrey Merlone – Staff presentation  
- Joseph - Recipe for gentrification



- + Adam – Housing is medicine
- Ozzie Rohm – Land value
- Speaker – Unaffordable units, negative impacts
- + Paul Maldonado – Support
- Anastasia Yovanopoulos – Housing inventory
- + Speaker – Support
- Lorraine Petty – Not yet ready for prime time. Proposed tenant restrictions must be applied to both
- + Vivian Dwyer – Will help people living on the streets off the streets
- + Speaker – Make units affordable as possible
- + Karin Payson – Upzoning is key to adding supply
- + Speaker – Allow new housing to be built
- + Speaker – Support
- + Steve Alexander – Need more housing to bring down the cost
- + Luke – Our city needs more housing
- + David Fruchtman – Filtering
- + Shaun Donovan – Not everyone can afford a house
- + Yonathan Randolph – Reduce setbacks, step in the right direction
- + Andres – Will allow people to continue living in the city
- + Laura Foote – Cost
- Peter Papadopoulos – Affordability requirement
- + Kareem – Support
- Georgia Schuttish – The October 21<sup>st</sup> Executive Summary from Staff analyzing SB-9 said the on page 10 the Department was working on a Financial Analysis of the financial viability of SB-9 development scenarios and it would be done in late October. Isn't this necessary information before proceeding with these Code Amendments? The Citywide Cultural Resources Survey is underway and ongoing and will not be completed until 2026? Isn't this necessary information, particularly since it is looking through the lens of equity issues and what structures can be Demolished? The Residential Design Guidelines as currently written are not subjective. They have been formally in place since 2003 and were developed in the years prior to that. They are extensive. They are in the Planning Code under Section 311. If you read the introduction to them it seems clear that they are objective standards to be applied to projects in the RH Districts.
- + Ira Kaplan – Small step in the right direction
- + Megan – Access to affordable housing
- + Jonathan – Support
- + Phil – Would be San Franciscans can live in this city
- + Speaker – Value capture
- + Milo Trauss – Support
- = Sarah Willmer – Separate SB 9 from Sup. Mandelman's proposal
- + Will – Support
- + Noel – Less restricted zoning
- + Adam – Ministerial approval
- Ronald Yu – Oppose
- + Julie Jackson – Support
- + Steve – Will undo discriminatory zoning
- Shanti Singh – Inclusionary zoning

- Kelly Hill – Biggest benefit to real estate industry
- + Jan Hong – Support
- + Speaker – Support
- + Speaker – Good start to fix the housing crisis
- + Speaker – Support
- + Emily – Ministerial approval means speeding up the process
- + Brian – Get rid of restrictions
- + David Kim – Support
- Larisa Pedroncelli – Creates more disparity
- + Jessica – Not enough supply
- + Robert Fruchtman – Losing a lot of value with people leaving the city
- + Speaker – Need more homes to welcome more people in the city
- + Doug – Will add more affordable homes
- + Danny Sauter – Support
- + Martin Munoz – 4 story mansion vs 4 units
- + Joanna Gutmann – Support
- + Speaker – Support
- + Speaker – Support
- + Dana – Will create housing opportunities to middle income families
- + Joe – High cost of housing
- + Corey Smith – Pursue ministerial approval process
- + Kent – Climate resilience
- + Bret Young – Ministerial approval
- Keith – Will not be affordable
- + Speaker – People live in homes
- + Franco – Support
- + Faye – Equitable and affordable for everyone
- + Bob – Discretionary process
- + Mike Chen – Affordability, provide more opportunity
- + Speaker – Ministerial approval, more housing built
- + Zack – Climate action
- = Aaron Starr – Response to questions and comments
- = Rich Hillis – Response to questions and comments

ACTION: Approved with Modifications with Comments from Commissioners to be conveyed by Supervisorial Aide Bintliff

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

RESOLUTION: [21030](#)

11. [2021-010762PCA](#) (A. MERLONE: (628) 652-7534)  
**FOUR-UNIT DENSITY EXCEPTION FOR RESIDENTIAL DISTRICTS [BOARD FILE NO. 210866] – Planning Code Amendment** – Ordinance amending the Planning Code to provide a density limit exception to permit up to four dwelling units per lot in RH (Residential, House) zoning 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 findings of public necessity, convenience, and welfare under Planning Code, Section 302.  
*Preliminary Recommendation: Approve with modifications*

SPEAKERS: Same as item 10.

ACTION: Approved with Modifications with Comments from Commissioners to be conveyed by Supervisorial Aide Bintliff  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
 RESOLUTION: [21031](#)

12. [2019-023037ENVGPA](#) (M. SNYDER: (628) 652-7460)  
WATERFRONT PLAN UPDATE – Informational Presentation - This presentation is to provide an overview of the 2019 Draft Waterfront Plan (2019 Waterfront Plan). The 2019 Waterfront Plan would update and amend the 1997 Waterfront Land Use Plan, which sets long-term goals and policies to guide the use, management, and improvement of 7.5 miles and 800 acres of properties owned and managed by the Port, from Fisherman’s Wharf to India Basin.  
*Preliminary Recommendation: None – Informational*

SPEAKERS: = Mat Snyder – Staff presentation  
 + Diane Oshima – SF Port presentation  
 ACTION: Reviewed and Commented

13. [2017-012086ENV](#) (J. DELUMO: (628) 652-7568)  
770 WOOLSEY STREET – Certification of the **Final Environmental Impact Report** (EIR) – The project site is located on the block bounded by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west (Assessor’s Block 6055, Lot 001). The proposed project would demolish the existing structures on the project site, including 18 greenhouses and associated agricultural accessory structures. The proposed project would construct 62 residential units, comprised of 31 residential duplexes, and 62 vehicle parking spaces accessed via 31 new curb cuts. The proposed residential buildings would be up to 35 feet in height. Of the 62 total units, 12 would be affordable housing units. The proposed project would also include an approximately 0.39-acre publicly accessible open space (which would include two rebuilt greenhouses), approximately 11,200 square feet of common open space for residents only, and approximately 14,900 square feet of private open space for residents. The project would regrade the project site, improve the right-of-way along the street frontages, and include new utility infrastructure. The project site is located within a RH-1 (Residential House, One Family) Zoning District and 40-X Height and Bulk District.

**Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on August 9, 2021. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.**  
*Preliminary Recommendation: Certify*

SPEAKERS: = Jenny Delumo – Staff report  
 = Kimberly Durandet – Staff report  
 + Eric Tao – Project sponsor  
 + Mark Shkolnikov – Design presentation  
 = Kirsten Jensen – City attorney  
 = Rich Sucre – Response to questions and comments  
 ACTION: Certified  
 AYES: Tanner, Chan, Diamond, Imperial, Moore, Koppel  
 ABSENT: Fung  
 MOTION: [21032](#)

- 14a. [2017-012086ENV](#) (K. DURANDET: (628) 652-7315)  
770 WOOLSEY STREET - north side bounded by Hamilton, Bowdoin and Wayland Streets, Lot 001 of Assessor's Block 6055 (District 9) – Request for **Adoption of Findings and Adoption of Statement of Overriding Considerations under the California Environmental Quality Act (CEQA)** for the 770 Woolsey Street Project, which would demolish the existing structures on the project site, including 18 greenhouses and associated agricultural accessory structures and construct 62 residential units, comprised of 31 residential duplexes, and 62 vehicle parking spaces accessed via 31 new curb cuts. The proposed residential buildings would be up to 35 feet in height. Of the 62 total units, 12 would be affordable housing units. The proposed project would also include an approximately 0.39-acre publicly accessible open space (which would include two rebuilt greenhouses), approximately 11,200 square feet of common open space for residents only, and approximately 14,900 square feet of private open space for residents. The project would regrade the project site, improve the right-of-way along the street frontages, and include new utility infrastructure. The project site is located within a RH-1 (Residential House, One Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt Findings and Statement of Overriding Considerations under the California Environmental Quality Act.*

SPEAKERS: Same as item 13.  
 ACTION: Adopted Findings  
 AYES: Tanner, Chan, Diamond, Imperial, Moore, Koppel  
 ABSENT: Fung  
 MOTION: [21033](#)

- 14b. [2017-012086CUA](#) (K DURANDET: (628) 652-7315)  
770 WOOLSEY STREET – north side bounded by Hamilton, Bowdoin and Wyland Streets, Lot 001 of Assessor's Block 6055 (District 9) – Request for **Conditional Use Authorization** for a Planned Unit Development to maximize residential density on the Site. The Project approvals include the following: 1) Request for Conditional Use Authorization (Sections 209.1, 303 and 304); 2) Request for modifications under the Planned Unit Development for lot width (Section 121), rear yard (Section 134), street frontage (Section 144), car share (Section 166); and 3) Adoption of Findings and Adoption of Statement of Overriding Considerations under the California Environmental Quality Act (CEQA). The project is located within a RH-1 (Residential House-Single Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as item 13.  
 ACTION: Approved with Conditions  
 AYES: Tanner, Chan, Diamond, Imperial, Moore, Koppel  
 ABSENT: Fung  
 MOTION: [21034](#)

16. [2019-013276ENX](#) (X. LIANG: (628) 652-7316)  
560 BRANNAN STREET – north side Brannan Street between 4<sup>th</sup> and 5<sup>th</sup> Streets; Lot 044 of Assessor's Block 3777 (District 6) – Request for **Large Project Authorization (LPA)**, pursuant to Planning Code Section 329, to permit a new construction greater than 50,000 gross square feet in the Central SoMa Special Use District (SUD) and Findings under the

Individually Requested State Density Bonus Program, pursuant to Planning Code Section 206.6 and California Government Code Section 65915, to achieve a 35% density bonus thereby maximizing residential density on the site and includes waivers from: Setback and Streetwall (Section 132.4), Residential Open Space (Sections 135 and 823), Permitted Obstruction (Section 136), Dwelling Unit Exposure (Sections 140 and 249.78), PDR Replacement (Sections 202.8 and 249.78), Lot Coverage (Section 249.78), Height (Section 260), and Narrow Street (Section 261.1), as well as Incentives/Concessions for: Living Roof (Sections 149 and 249.78) and Ground Floor Ceiling Height (Sections 145.1 and 249.78), within a MUG (Mixed Use General) Zoning District, Central SoMa SUD (Special Use District), and 130-CS and 45-X Height and Bulk Districts. The Project includes demolition of a two-story, 15,672 square-foot PDR building and construction of a nine-story, mixed-use building with approximately 80,520 square feet of residential use for a total of 120 units, 5,745 square feet of ground floor PDR use, 107 Class 1 and 8 Class 2 bicycle parking spaces. 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  
 + John Kelvin – Project sponsor  
 + Mark Shkolnikov – Design presentation  
 - Sue Hestor – No community facilities  
 + Connor Regan – Project sponsor response to questions and comments  
 = Rich Sucre – Response to questions and comments  
 = Corey Teague – Response to questions and comments

ACTION: Approved with Conditions

AYES: Tanner, Diamond, Moore, Koppel

NAYS: Chan, Imperial

ABSENT: Fung

MOTION: [21035](#)

17. [2019-005907CUA](#) (K. GUY: (628) 652-7325)

1151 WASHINGTON STREET – south side between Taylor and Mason Streets; Lot 025 in Assessor's Block 0213 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303 to allow the alteration of an existing residential building in a manner that does not maximize the principally permitted residential density and that would increase the size of an existing dwelling unit greater than 2,000 square feet within a RM-3 (Residential – Mixed, Medium Density) Zoning District and 65-A Height and Bulk District. The project proposes a rear addition to the existing 3,050 square foot dwelling unit at the basement, first, and second floors, as well as a partially enclosed roof deck reaching a height of 40 feet, resulting in an approximately 5,200 square foot residence. 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: Disapprove*

SPEAKERS: = Kevin Guy – Staff report  
 + Scott Cirimeli – Project sponsor  
 = Claudine Asbagh – Response to questions and comments

ACTION: Disapproved

AYES: Tanner, Chan, Imperial, Moore, Koppel

NAYS: Diamond  
 ABSENT: Fung  
 MOTION: 21036

- 18a. [2019-013808CUA](#) (J. HORN: (628) 652-7366)  
4300 17<sup>TH</sup> 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 17<sup>th</sup> 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 October 14, 2021)  
**Note: On November 19, 2020, after hearing and closing public comment, continued indefinitely by a vote of +7 -0; On September 2, 2021, without hearing and closing public comment, continued to October 14, 2021 by a vote of +6 -0; On October 14, 2021, without hearing and closing public comment, continued to November 18, 2021 by a vote of +4 -2 with Imperial and Moore against.**

SPEAKERS: = Jeff Horn – Staff report  
 + Scott Pluta – Project sponsor  
 - Bill Holtzman – Organized opposition  
 - Maryann Dressner – Organized opposition  
 - Paul Allen – Organized opposition  
 - Ozzie Rohm – Mass and scale still a menace to the neighbors  
 - Bret – Displaced tenants  
 - Lauren – Oppose  
 - Speaker – Oppose design  
 - Eric Murphy – Oppose  
 - Roz Fazly – Oppose  
 - Sonja – Oppose  
 - Tim Woo – Oppose  
 - Kacey – Oppose  
 - Speaker – Oppose  
 - Mariah Huchens – Oppose  
 - Suzy – Oppose  
 - Speaker – Oppose  
 - Eva Miller – Oppose  
 - Sheryn – Oppose  
 - Speaker – Oppose  
 - John – Oppose  
 = Kirsten Jensen – City attorney  
 = Corey Teague – Response to questions and comments  
 ACTION: Disapproved using the original Disapproval Motion incorporating Findings articulated by Commissioners

AYES: Chan, Diamond, Imperial, Moore  
 NAYS: Tanner, Koppel  
 ABSENT: Fung  
 MOTION: [21037](#)

- 18b. [2019-013808VAR](#) (J. HORN: (628) 652-7366)  
4300 17<sup>TH</sup> 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 October 14, 2021)

SPEAKERS: Same as item 18a.  
 ACTION: ZA Closed the PH and indicated an intent to Deny

19. [2021-003400CUA](#) (K. AGNIHOTRI: (628) 652-7454)  
900 IRVING STREET – north side between 10<sup>th</sup> and 11<sup>th</sup> Streets; Lot 018 in Assessor's Block 1740 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 730, 202.2(a)(5), and 303 to establish a Cannabis Retail use on the first floor and associated storage space at the basement (approximately 2,600 square feet) within the Inner Sunset 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  
 + Peter Dickstein – Project sponsor  
 + Heidi Hanley – Project sponsor  
 + Martin – Support  
 + Ryan Miller – Support  
 + Brad Goodwin – Support  
 - Speaker – Oppose  
 - Chelsea Lee – Oppose, parking nuisance and safety hazard  
 + Josh Lacayo – Support  
 + Shauna – Support  
 + Adriana – Support  
 ACTION: Approved with Conditions  
 AYES: Tanner, Chan, Diamond, Imperial, Moore, Koppel  
 ABSENT: Fung  
 MOTION: [21038](#)

20. [2021-006602CUA](#) (L. AJELLO: (628) 652-7353)  
1881-1885 LOMBARD STREET – south side between Buchanan and Laguna Streets, Lot 024 of Assessor's Block 0507 (District 2) – request for Conditional Use Authorization, pursuant to Planning Code Sections 202.2, 303, and 712, to establish an approximately 840 square-foot Cannabis Retail Use (d.b.a. Marina Greens) on the ground floor with 840 square-feet of ancillary office use on the second floor within an existing two-story commercial building. The subject property is located within a NC-3 (Neighborhood Commercial) Zoning District



and 40-X Height and Bulk District. The Project includes a request for authorization of an on-site smoking / vaporizing lounge. 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  
 + Mitchell Salazar – Project sponsor  
 - Patricia Boyd – Not notified  
 + Speaker – Support  
 + Shaun Richards – Support  
 + Alexander Fabian – Project sponsor response to questions and comments

ACTION: Approved with Conditions

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

ABSENT: Fung

MOTION: [21039](#)

## 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.

21. [2020-009358DRP](#) (D. WINSLOW: (628) 652-7335)  
[2605 POST STREET](#) – south side between Presidio and Lyon Streets; 021 in Assessor's Block 1082 (District 2) - Request for **Discretionary Review** of Building Permit 2020.0924.4924 to construct a third-floor vertical addition set back 5 feet from the front of the building with and a new third floor balcony at the front. The project also proposes the partial repair and expansion of the existing rear deck to the existing single-family home within a RH-3 (Residential House, Three Family) Zoning District and 40-X Height and Bulk District. The addition would increase the size of the dwelling from approximately 2,934 square feet to 4,196 square feet. 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  
 - Chwan-Hui Chen – DR requestor  
 + Andy Rodgers – Project sponsor

ACTION: No DR

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

ABSENT: Fung

DRA: [764](#)

ADJOURNMENT 9:12 PM  
 ADOPTED DECEMBER 2, 2021