

# SAN FRANCISCO PLANNING COMMISSION



**Meeting Minutes**  
**Remote Hearing**  
via video and teleconferencing

**Thursday, December 16, 2021**  
**1:00 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Chan, Diamond, Fung, Imperial, Moore, Koppel  
**COMMISSIONERS ABSENT:** Tanner

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

**STAFF IN ATTENDANCE:** Aaron Starr, Audrey Merlone, AnMarie Rodgers, Lisa Fisher, Danielle Ngo, Nick Foster, Claudine Asbagh, Gabriela Pantoja, Claire Feeney, 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. 2019-017009DRP (D. WINSLOW: (628) 652-7335)  
616 BELVEDERE STREET – west side between Carmel and 17<sup>th</sup> Streets; Lot 019 in Assessor's Block 1292 (District 5) – Request for **Discretionary Review** of Building Permit 2019.0916.1706 to construct a two-story vertical and a one-story horizontal addition with 3<sup>rd</sup> and 4<sup>th</sup> floor roof decks to an existing two-story 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*  
**(Proposed for Continuance to February 3, 2022)**

SPEAKERS: None  
 ACTION: Continued to February 3, 2022  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Tanner

2. 2021-001219DRM (D. WINSLOW: (628) 652-7335)  
1228 FUNSTON AVENUE – between Irving Street and Lincoln Way; Lot 039 in Assessor’s Block 1738 (District 5) – **Mandatory Discretionary Review** of Building Permit 2021.0113.2631 to legalize a three-story horizontal addition to the rear and façade alterations performed without benefit of a permit and to add a second dwelling unit at the ground level behind the garage 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 Take Discretionary Review and Approve with Modifications*  
 (Continued from Regular hearing on December 2, 2021)  
**(Proposed for Continuance to February 17, 2022)**

SPEAKERS: None  
 ACTION: Continued to February 17, 2022  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Tanner

## 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. [2021-006276CUA](#) (E. WU: (628) 652-7415)  
2034 MISSION STREET – west side between 16<sup>th</sup> Street and 17<sup>th</sup> Street; Lot 005 of Assessor’s Block 3569 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.60, 303, 754, and 781.8 to establish a Restaurant use (dba. Liam’s and Juaní’s Restaurant) on the ground floor within an existing three-story building. No front facing façade changes. The Project Site is located within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage SUD (Special Use District), and 85-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: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Tanner  
 MOTION: [21049](#)

4. [2021-009791CUA](#) (S. CISNEROS: (628) 652-7363)  
1501C SLOAT BOULEVARD – south side between Clearfield Drive and Everglade Drive; Lot 004 of Assessor's Block 7255 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 713, and 780.1, to permit a formula retail use (dba T-Mobile) in a space previously occupied by a formula retail use. The project scope of work consists of an interior remodel. There will be no expansion of the existing building envelope proposed. New business signage for the commercial space will be filed under separate permit. The project site is located within a NC-S (Neighborhood Commercial Shopping Center) Zoning District, Lakeshore Plaza SUD (Special Use District), and 26-40-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Tanner  
 MOTION: [21050](#)

5. [2021-001275CUA](#) (R. BALBA: (628) 652-7331)  
5098 MISSION STREET – northwest side between Seneca and Geneva Avenues; Lot 016 in Assessor's Block 6969 (District 11) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 720 to establish a formula retail use (d.b.a. Circle K), within an existing one-story commercial-use building, within the Excelsior Outer Mission NCD (Neighborhood Commercial District) Zoning District and 65-A Height and Bulk District. There will be no expansion of the existing building envelope. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Condition*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Tanner  
 MOTION: [21051](#)

6. [2020-008183CUA](#) (S. YOUNG: (628) 652-7349)  
2100 CHESTNUT STREET – north side between Pierce Street and Mallorca Way; Lot 014 in Assessor's Block 0486A (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 186.1, 303, 303.1, 781.7, and 711 to establish a Formula Retail Financial Service Use (d.b.a. Wells Fargo Bank) in an approximately 5,285 square foot commercial space which will be vacated by another formula retail use (d.b.a. Pottery Barn). The Project will allow the relocation of an existing legal noncomplying financial service use at 2055 Chestnut Street to the project site at 2100 Chestnut Street. The Project will involve

tenant improvements to the commercial space. There will be no expansion of the existing building envelope proposed. New business signage for the commercial space will be filed under separate permit. The project site is located within a NC-2 (Small Scale Neighborhood Commercial) Zoning District, Chestnut Street Financial Service Subdistrict, 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: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Tanner  
 MOTION: [21052](#)

### C. COMMISSION MATTERS

#### 8. Consideration of Adoption:

- [Draft Minutes for December 2, 2021](#)

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

#### 9. Commission Comments/Questions

None.

#### 10. [2021-004810CRV](#) – COMMISSION RULES AND REGULATIONS – The San Francisco Planning Commission will consider adopting amendments to their Rules & Regulations, in accordance with San Francisco Charter, Article IV, Section 4.104.

SPEAKERS: Laura Lynch – Staff report  
 = Anastasia Yovanopoulos – Suggestions  
 = Georgia Schuttish – Grant the traditional time to provide comments  
 ACTION: Adopted as amended with typographical errors, and adding “Other” in front of Cases.  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Tanner

### D. DEPARTMENT MATTERS

#### 11. Director’s Announcements

None.

#### 12. 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

- 211119 Hearing - Housing Our Workers. Sponsors: Mar; Melgar. Staff: Switzky.

At Land Use this week, the Committee held a hearing, called by Supervisor Mar, titled Housing our Workers. The hearing was intended to go over the recently published Jobs Housing Fit Report. This is a relatively new report that examines the housing demand related to job growth by worker household income, both in terms of actual past growth and projected future growth. It also compares it to housing production past and future by affordability level.

The Department was represented by Joshua Switzky who presented the report, and Scott Edmondson who led the development of the methodology and data analysis. The major finding of the report was that housing production in the past decade fell well short of meeting growing housing needs across all worker household income levels, which shouldn't be too much of a surprise for anyone.

While the future 20 years was projected to produce a surplus of housing across all income levels except Moderate (80-120 AMI), the net cumulative deficit would still be approximately 106,000 housing units in total. The report also calculated that it would take \$20B of local funding to meet the full affordable deficit, though this would be reduced to \$14.5B if the market rate deficit is met accompanied by its typical inclusionary requirements.

The Department anticipates undertaking the second such report at the end of 2022; however, we have recommended to the Board that the reporting period be amended to require the report every four years in alignment with the frequency that our region adopts new long-range projections.

To that end Michelle Littlefield, the Department's manager of Data & Analytics, presented an update on the Department's ongoing efforts to modernize and improve its reporting capabilities, especially the significant efforts needed to consolidate and improve data collection and consistency across Departments.

There were about a dozen public commentors, mostly expressing appreciation for the report and reaffirming the need for the city to continue to build affordable housing to meet the needs of our works, many of whom commute hours to get from their homes to their jobs in the city. Supervisors had a lot of question about the methodology and why certain metrics were used. The reason for these were mainly because of how the requirements we adopted in the Admin Code. At the end of the hearing, the Supervisors continued it to the call of the chair. This allows them to continue the conversation at a later date.

## Full Board

- 210381 Planning Code - Massage Establishment Zoning Controls. Sponsors: Ronen; Mandelman. Staff: V. Flores. PASSED Second Read

- 210452 Planning Code - Exemption from Neighborhood Notification and Review Requirements for Grandfathered Medical Cannabis Dispensaries Converting to Cannabis Retail. Sponsor: Mayor Staff: Christensen. PASSED Second Read
- 211271 Urging the San Francisco Planning Director to Amend Director Bulletin No. 6. Sponsor: Peskin. Staff: Not Staffed. Adopted

This bulleting covers how we implement the state density bonus law, and the resolution asks the director to improve the clarity and effectiveness of the State Density Bonus application process by amending Director Bulletin No. 6 to require that project sponsors submit financial analysis that has been evaluated and confirmed by a qualified third-party consultant, as determined by the Planning Department.

- 211274 Findings Related to Conditional Use Authorization - 450-474 O'Farrell Street and 532 Jones Street. Adopted
- 211275 Findings Related to Conditional Use Authorization - 249 Texas Street. Adopted
- 211278 Findings Reversing the Final Environmental Impact Report Certification - 469 Stevenson Street Project. Adopted

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

The Board of Appeals did meet last night and did consider one item that may be of interest to the Planning Commission for the project at 17 Reed Street. In April of 2021, you heard a discretionary review where the neighbor to the north and the neighbor across the street actually came to an agreement with the project sponsor whereby, they just simply requested that you adopt the project with the modifications that satisfied both DR requestors. The Board of Appeals heard an appeal filed by the neighbors to the south of the project. They registered concerns about incorrect installation of story poles and adequate neighborhood notification and impacts to light and air and privacy. The Board found that it complied with the code and is consistent with the Residential Design Guidelines and therefore voted unanimously to deny the appeal and uphold the issuance of the permit.

SPEAKERS: Anastasia Yovanopoulos - Jobs Housing report every year not every 4 years

**E. GENERAL PUBLIC COMMENT**

SPEAKERS: Georgia Schuttish – Supervisor Mar, quoted in the current Richmond Review said three new market rate buildings in the Sunset are basically empty. “Zombie Buildings” has been nickname for market rate condo buildings in the SOMA, meaning they are basically empty of occupants. Each unit in these large multi-unit buildings approved in the past decade+ in SOMA and Upper Market receives a bill from the Water Department for usage. Looking at the agglomerated bills for a sample for these market rate buildings to get a real feel for full time occupancy. Or if these market rate buildings are not occupied full time. Please re-read the RDGs. Light, air, privacy, site design, building scale, architectural features, building details and neighborhood character are all things that can be seen...and seeing something is objective, not subjective. Please read 12/13 email

(+attachments) to Commission. Looking forward to discussion of Demo Calcs in 2022.

## 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.

13. [2021-010875PCA](#) (A. MERLONE: (628) 652-7534)  
BARS IN THE CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT [BOARD FILE NO. 211093] – **Planning Code Amendment** – Ordinance amending the Planning Code to conditionally permit Bars in the Castro Street Neighborhood Commercial District; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.; and making findings of public necessity, convenience, and welfare under Planning Code Section 302.

*Preliminary Recommendation: Approve*

SPEAKERS: + Jacob Bintliff, Aide to Sup. Mandelman – Ordinance introduction  
 = Audrey Merlone – Staff report

ACTION: Approved

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

ABSENT: Tanner

RESOLUTION: [21053](#)

14. [2018-004217GPA](#) (D. NGO: (628) 652-7591)  
CLIMATE ACTION PLAN AND COMMUNITY SAFETY ELEMENT – **Informational Presentation** – Staff will update the Commission on two critical and connected climate resilience efforts: 1) the release of the 2021 Climate Action Plan and 2) the process of the General Plan’s Community Safety Element update. The 2021 Climate Action Plan is data-driven, community-informed, and people-focused, with implementable strategies to achieve net-zero emissions by 2040 while building a more just and equitable future. The Department supported and collaborated with the Department of the Environment, who developed the Plan, alongside many key partners, stakeholders, and over 19 public agencies. The Community Safety Element update will provide a comprehensive set of goals, objectives, and policies for minimizing San Francisco’s contribution to the climate crises and ensuring local resilience to multiple hazards. The proposed changes would add three goals to address 1) equitable community safety, 2) multi-benefit climate resilience, and 3) governance and accountability. The update will comply with SB 379 and SB 1000, coordinate with the 2020 Hazards and Climate Resilience Plan and the 2021 Climate Action Plan, and incorporate racial and social equity.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = AnMarie Rodgers – Introduction  
 = Lisa Fisher – Staff presentation  
 = Danielle Ngo – Staff presentation  
 = Richard Chen – Response to questions and comments

= Rich Hillis – Response to questions and comments  
 ACTION: Reviewed and Commented

- 15a. [2015-005983CUA](#) (N. FOSTER: (628) 652-7330)  
850 BUSH STREET– north side between Mason Street and Taylor Street; Lot 008 in Assessor’s Block 0274 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303 for relief from the strict requirements of the Planning Code related to required dwelling unit mix (Section 207.7); height exceeding 50 feet in an RC District (Section 253); and bulk exceedance (Section 271). The proposed project (“Project”) involves a vertical and horizontal addition to the existing one-story with mezzanine structure previously occupied by a restaurant (Retail Sales and Service Use), resulting in a seven-story building. The existing structure, a contributor to the Lower Nob Hill Apartment Hotel Historic District, is approximately 19 feet tall, while the height of the building with the vertical addition would be 65 feet to the finished roof. The five-story, approximately 13,500 square foot addition, would include 21 dwelling units, comprised of seven one-bedroom units and 14 two-bedroom units, with three affordable (below market rate) units provided. With residential uses located above, the ground floor would retain an approximately 1,850 square foot retail space. The Project includes 21 Class 1 and four Class 2 bicycle parking spaces, with no accessory off-street parking provided. The Project Site is located within a RC-4 (Residential-Commercial, High Density) Zoning District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Nick Foster – Staff report  
 + Michael Leavitt – Project sponsor  
 + Steve Sher – Support  
 + Troy Macken – Support  
 + Scott Buchanan – Support  
 - Jay Shu – Noise and obstruction of light  
 + Corey Smith – Support  
 + Christie Smith – Façade and transportation opportunities  
 + Marcia Silver – Moderately priced housing, focused on public transportation  
 + Davey Kim – Support  
 = Corey Teague – Response to questions and comments  
 = Rich Hillis – Response to questions and comments

ACTION: Approved with Conditions

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

ABSENT: Tanner

MOTION: [21054](#)

- 15b. [2015-005983VAR](#) (N. FOSTER: (628) 652-7330)  
850 BUSH STREET– north side between Mason Street and Taylor Street; Lot 008 in Assessor’s Block 0274 (District 3) – Request for **Variance** pursuant to Planning Code Section 305, as reviewed by the Zoning Administrator, from the following development standards of the Planning Code: rear yard (Section 134), and dwelling unit exposure (Section 140). The proposed project (“Project”) involves a vertical and horizontal addition to the existing one-story with mezzanine structure previously occupied by a restaurant (Retail Sales and Service



Use), resulting in a seven-story building. The existing structure, a contributor to the Lower Nob Hill Apartment Hotel Historic District, is approximately 19 feet tall, while the height of the building with the vertical addition would be 65 feet to the finished roof. The five-story, approximately 13,500 square foot addition, would include 21 dwelling units, comprised of seven one-bedroom units and 14 two-bedroom units, with three affordable (below market rate) units provided. With residential uses located above, the ground floor would retain an approximately 1,850 square foot retail space. The Project includes 21 Class 1 and four Class 2 bicycle parking spaces, with no accessory off-street parking provided. The Project Site is located within a RC-4 (Residential-Commercial, High Density) Zoning District and 65-A Height and Bulk District.

SPEAKERS: Same as item 15a.

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

16. [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 17,995 gross square feet of design professional office use. The proposed project includes a total of 42 dwelling units, with a mix of 16 one-bedroom units, 21 two-bedroom units, and five three-bedroom units. The Project would provide 17 off-street vehicle parking spaces, 47 Class 1 and seven Class 2 bicycle parking spaces, and one freight loading space. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 21.5% density bonus thereby maximizing residential density on the site pursuant to California Government Code Sections 65915-95918. The Project requests one incentive/concession for maximum non-residential use size (Sections 121.1 and 714) and three 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 December 2, 2021)

SPEAKERS: = Claudine Asbagh – Staff report  
 + Steve Vettel – Project sponsor  
 - Theresa Flandrick – Lack of outreach to the most impacted  
 - Stan Hayes – Should be 100% affordable housing  
 + Teddy Kramer – Vacant parking lot to be turned into housing  
 + Milo Trauss – Good for the city  
 + Joey Babbitt – Parking into housing  
 + Corey Smith – Parking into housing, support letters  
 + Maggie Dong – Now in support after revision in plans  
 + Ira Kaplan – Support  
 + Robert Fruchtmann – Support, laundromats

+ Raul Maldonado – Support  
 + Christopher Roach – Great use of unutilized property, transit oriented development  
 - Sue Hestor – Site is for 100% affordable housing  
 + Speaker – What district needs  
 + Ian Birchall – Architect’s response to questions and comments

ACTION: Approved with Conditions as amended to include a Finding to reflect that the laundromat is to be publicly accessible.

AYES: Chan, Diamond, Fung, Koppel

NAYS: Imperial, Moore

ABSENT: Tanner

MOTION: [21055](#)

7. [2021-003601CUA](#) (G. PANTOJA: (628) 652-7380)  
724 HEAD STREET – east side of between Holloway Avenue and Garfield Street; Lot 029 in Assessor’s Block 6990 (District 11) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.3 and 303 for the construction of a two-story horizontal addition at the rear of an existing two-story, single-family residence for the accommodation of a total of six bedrooms within a RH-1 (Residential-House, One-Family) Zoning District, Oceanview Large Residence SUD (Special Use District), and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Gabriela Pantoja – Staff report  
 + Derek Vinh – Project sponsor  
 + James Burchardt – Property owner  
 Speaker – No parking

ACTION: Approved with Conditions

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

ABSENT: Tanner

MOTION: [21056](#)

## 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.

17. [2019-022661DRP](#) (C. FEENEY: (628) 652-7313)  
628 SHOTWELL STREET – west side between 20<sup>th</sup> and 21<sup>st</sup> Streets; Lot 036 in Assessor’s Block 3611 (District 9) – Request for **Discretionary Review** of Building Permit Application no. 2019.1119.7709 for a change of use from Residential Care Facility to Residential. The Residential Care Facility use on the ground floor will be vacated and two dwelling units will be established within the existing three-story 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: Do Not Take Discretionary Review and Approve*

- SPEAKERS:
- = Claire Feeney – Staff report
  - Jacqueline Patton – DR requestor
  - + Ryan Patterson – Project sponsor
  - Therese Davis – Return it to a boarding care
  - Deepa Varma – Homelessness
  - Speaker – Return it to a boarding care
  - Todd Berman – Need more affordable housing, care facilities
  - Peter Gunn – Oppose
  - Flor Kelly – Retain as a boarding care or a community serving use
  - Derek – Oppose
  - Marco – Oppose
  - Richard De Leon – Should continue as a boarding care
  - Jennifer Friedenbach – Oppose
  - Louis Rawlins – Oppose
  - Jeff Jacinto – Oppose
  - Scott Kimble – Preserve as a boarding care facility
  - Olivia Sloviaki – Oppose
  - Amelia – Oppose
  - + Mark – Support
  - Eric Arguello – Protect facility
  - Fabian – Oppose, speculations
  - Larisa Pedroncelli – Take DR and preserve building as board use
  - Sara Short – Oppose
  - Peter Papadopoulos – Maintain facility
  - Candy – Oppose conversion, we need our boarding care homes
  - Kelly Hill – Oppose
  - Anastasia Yovanopoulos – Take DR
  - Victor – Oppose
- = Xinyu Liang – Response to questions and comments
- ACTION: After a Motion to Take DR and Disapprove failed +3 -3 (Diamond, Fung, Koppel against; Tanner absent) and a Motion to Continue failed +3 -3 (Diamond, Fung, Koppel against; Tanner absent); No DR
- DRA: 767

ADJOURNMENT 5:33 PM  
ADOPTED JANUARY 6, 2022