

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, January 6, 2022
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 1:01 PM

STAFF IN ATTENDANCE: Aaron Starr, Julie Moore, Corey Teague – Zoning Administrator, David Winslow, 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. 2021-008810CUA (K. AGNIHOTRI: (628) 652-7454)
1520 LYON STREET – east side between Bush and Sutter Streets; Lot 035 in Assessor's Block 1054 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, and 303 to amend the previously approved Conditional Use Authorization (1994.585C) to allow 125 students on site at any time from the previously approved capacity

of 65 students. The project does not propose any changes to the existing building on site. The project is located within a RH-2 (Residential – House, Two Family) and RH-3 (Residential – House, Three Family) Zoning Districts 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\(h\)](#).
(Proposed for Continuance to January 20, 2022)

SPEAKERS: None
 ACTION: Continued to January 20, 2022
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

2. 2021-002530CUA (M. DITO: (628) 652-7358)
2740 MCALLISTER STREET – north side between Arguello Boulevard and Willard Street; Lot 010 in Assessor's Block 1167 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 317 to legalize the demolition of a two-story, approximately 2,700 square-foot single-family dwelling and construct a four-story, approximately 5,300 square-foot three-family dwelling 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\(h\)](#).
(Proposed for Continuance to February 10, 2022)

SPEAKERS: None
 ACTION: Continued to February 10, 2022
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

B. COMMISSION MATTERS

3. Consideration of Adoption:
- [Draft Minutes for December 9, 2021](#)
 - [Draft Minutes for December 16, 2021](#)

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

4. Commission Comments/Questions

None.

5. [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: = Georgia Schuttish – Provide the full amount of time to speak for public comments, project sponsors, etc.
 = Jonas P. Ionin – Response to questions and/or comments

= Rich Hillis – Response to questions and/or comments
ACTION: Adopted
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
RESOLUTION: [21057](#)

D. DEPARTMENT MATTERS

6. Director's Announcements

Rich Hillis, Planning Director:

Happy new year, Commissioners. As you have probably heard, most of our staff has returned back to a Work-From-Home mode at the direction of DHR for the next couple of weeks post holidays. But I did want to thank our team who continues to work in person, especially those at the Permit Center, and our Reception counter and the Public Information Counter in serving the public during this time. Also, I wanted to highlight that as part of the city's ConnectSF work, the city's Transit Strategy has been released. You had an informational item on this, I believe in October of last year. The strategy outlines capital projects on programs to meet existing and future needs in this city. Primarily, strategies are around manage and repair, keep getting our system working better, delivering a five-minute transportation network in modernizing and expanding our rail system. You can find that report on the SF Connect website. And obviously, our future land uses and our housing element play a big role in this work and we're planning a joint Planning MTA Hearing this year to further discuss that linkage between housing and transportation and it is also the basis and foundation for our Transportation Element update. So, thank you to our team who have been working on this as well as our colleagues at MTA and the Transportation authority. Also, I wanted to thank our Current Planning and Housing team for the scramble to update our bulletins and our applications to reflect SB-9, as we heard SB-9 took effect January 1. We are going to have another hearing on it I think later this month, but it took some work to update our information and the application so I wanted to thank them. No report yet, I'm kind of -- applications that are coming in, I don't think we've seen any yet, but we will keep you posted on that. And that is my report. Thank you.

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. Happy New Year. The Land Use Committee did not meet this week but the Board did and held another hearing on the emergency declaration for the Tenderloin. This is not a Planning issue but staff was asked to join in the hearing to answer questions from Supervisor Melgar about CPMC's obligation to the Tenderloin community and their development agreement. Staff is preparing a formal response to the supervisors' questions. Coincidentally, there will be an informational hearing before this Commission on January 20th to update you how CPMC is fulfilling their obligations under the DA. Also, prior to the holiday break, Supervisor Safai introduced a charter amendment that would create a streamline administrative approval process for housing projects with 25 or more residential units. That provide the inclusionary units in excess of what is required by the Planning Code. Those extra units would be there for occupants earning no more than 140% of AMI. The streamlined process would also be available for 100% affordable housing projects. The initiative also includes prevailing wage requirements and excludes projects that demolish

existing housing or historic resources. The proposal would amend the charter to limit the review of eligible projects by the Planning Commission, Board of Supervisors, Board of Appeals, Historic Preservation Commission, and the Arts Commission. The proposal would allow eligible projects to receive certain modifications to Planning Code, allow limited design review by the Planning Department and require ministerial approval within 180 days of submittal of a completed development application. Since this is a valid initiative, the Planning Department and the Planning Commission cannot take a position on it. However, you can hold an informational hearing on the matter if you so choose. That concludes my report for you and I'm happy to answer any questions you may have.

Jonas P. Ionin, Commission Secretary:

The Historic Preservation Commission did meet yesterday for their first hearing of this new year. The only item that may be of interest to the Planning Commission is that they also amended their Rules and Regulations to include a statement that reflects the Racial and Social Equity endeavors of the Department in their Rules and Regulations to satisfy phase one of the Racial and Social Equity plan.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Given the debate about whether SF has a “housing crisis” or “an affordable housing crisis” and the three market rate projects Supervisor Mar mentions in the Richmond Review it seems necessary to understand how much housing is occupied full time. But in terms of occupancy of all the market rate, multi-unit housing built and approved in the past decade plus, it would be really good to construct a study of the water bills to gauge whether or not all this market rate housing is occupied full time.with people living in these units, not just that units are bought as investments, or a place to stash some cash. Water bills show usage. Usage can reveal whether or not there is full time occupancy. Department Staff has quantitative skills that could analyze water bills in bulk to understand and estimate how much of this housing is lived in full time.
Sue Hestor – Train staff with being audible during virtual meetings

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

8. [2019-020115ENV](#) (J. MOORE: (628) 652-7566)
SFPUC OCEAN BEACH CLIMATE CHANGE ADAPTATION PROJECT – on a portion of the city's western shoreline from Sloat Boulevard to Fort Funston; Block/Lots 7281/006,007,009,010 and 7282/008,009 – Public Hearing on **Draft Environmental Impact Report**. The proposed project would include: (1) permanently closing the Great Highway between Sloat and Skyline boulevards to public vehicular traffic, reconfiguring affected intersections and San Francisco Zoo parking access, and maintaining a service road to SFPUC facilities; (2) constructing a buried wall to protect existing wastewater infrastructure from shoreline erosion; (3) removing pavement, rock and sandbag revetments, rubble and debris from the

beach, reshaping the bluff, and planting native vegetation; (4) constructing a multi-use trail, beach access stairway, coastal access parking, and restrooms; and (5) providing long-term beach nourishment (sand replenishment). The project site is within a P (Public) and RH-1D (Residential House-One Family Detached) Zoning Districts and OS (Open Space) Height and Bulk District.

Written comments will be accepted at CPC.OceanBeachEIR@sfgov.org or at the Planning Department until 5:00 p.m. on January 24, 2022.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Julie Moore – Staff report
 - Paul Patterson – Against rerouting of traffic, alternative routes
 - Eileen Boken – Conduct a hearing on the sand mining issue
 - Speaker – Land grab, greater need to protect road
 - Steven Hill – Impact of road closure on the people
 - Michael Colton – Accuracy of report

ACTION: Reviewed and Commented

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.

9. [2021-010563DRP](#) (D. WINSLOW: (628) 652-7335)
192-196 LAIDLEY STREET – near Fairmount Street; Lot 107 in Assessor’s Block 6665 (District 8) – Request for **Discretionary Review** of Building Permit 2021.0929.9485 to replace an existing rear deck and stairs in kind to an existing three-story four-family house within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff report
 - Jose Palafox – DR presentation
 + Beth Ross – Project sponsor presentation

ACTION: No DR

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

DRA: [768](#)

10. [2016-008167DRP](#) (D. WINSLOW: (628) 652-7335)
65 NORMANDIE TERRACE – between Broadway and Vallejo Streets; Lot 007 in Assessor’s Block 0960 (District 2) – Request for **Discretionary Review** of Building Permit 2021.0901.7599 to abate Enforcement Case No. 2020-010614ENF by reducing the height of elevator shaft to 40.11 feet to its originally approved height, reducing the height of roof to 39.9 feet, removing and restoring the lower roof area, restoring the wall at the south exterior elevation on the roof level to its original location towards the north five inches, and replacing all decorative exterior elements to an existing four-story single-family house within a RH-1

(Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: - Steve Williams – Request for continuance, DR presentation
 = Corey Teaque – Response to query regarding continuance
 = David Winslow – Staff report
 + Scott Emblidge – Project sponsor
 - Steven Chung – Support continuance request
 - Mark Thomas – DR rebuttal

ACTION: After a Motion to Continue failed +3 -4 (Tanner, Diamond Fung, Koppel against); No DR

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Chan, Imperial, Moore

DRA: [769](#)

ADJOURNMENT 2:50 PM
ADOPTED JANUARY 20, 2022