

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, January 13, 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 1:00 PM**

**STAFF IN ATTENDANCE:** Audrey Merlone, Megan Calpin, Laura Ajello, 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. 2021-008984CUA (M. GIACOMUCCI: (628) 652-7414)  
627 CORTLAND AVENUE – north side between Anderson Street and Moultrie Street; Lot 017 in Assessor's Block 5663 – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 738, to permit the installation of a new AT&T Mobility

Macro Wireless Telecommunication Services Facility at the rooftop of the existing two-story mixed-use building, consisting of two (2) new antennas and ancillary equipment as part of the AT&T Mobility Telecommunications Network within the Cortland 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*  
**(Proposed for Continuance to January 27, 2022)**

SPEAKERS: None  
 ACTION: Continued to January 27, 2022  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

2. 2021-007919CUA (M. DITO: (628) 652-7358)  
2000 POST STREET – north side between Steiner and Pierce Streets; Lots 010-368 (312 lots total) of Assessor’s Block 0682 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 210.10 and 303 to classify 33 dwelling units as Intermediate Length Occupancy (ILO) units. ILO units are dwelling units offered for occupancy for an initial stay with a duration of greater than 30 consecutive days but less than one year. The property has 328 total dwelling units. The subject property is located within a RM-3 (Residential- Mixed, Medium Density) and NC-2 (Small-Scale Neighborhood Commercial) Zoning Districts and 50-X Height and Bulk District. The Planning Department has determined that the proposal is not defined as a project under California Environmental Quality Act (CEQA) Guidelines Sections 15378 and 150660(c)(2) because it would not result in direct or indirect changes to the environment. No exemption from CEQA will be issued.  
**(Proposed for Continuance to February 10, 2022)**

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

3. 2019-022830AHB (C. MAY: (628) 652-7359)  
3055 CLEMENT STREET – southeast corner of 32<sup>nd</sup> 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 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on November 18, 2021)  
**(Proposed for Continuance to February 17, 2022)**

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

8. [2021-006098CUA](#) (M. CHRISTENSEN: (628) 652-7567)  
1358 SOUTH VAN NESS AVENUE – west side between 24<sup>th</sup> and 25<sup>th</sup> Streets; Lot 008 in Assessor’s Block 6518 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.4, 303, and 317, to authorize the demolition of the existing 4,182 square foot, three-story, twelve-room single-family residence and separate garage structure, and construction of a new, 8,137 square foot, four-story, forty-foot-tall residential building containing seven dwelling units, within a RTO-M (Residential Transit Oriented – Mission) Zoning District, Calle 24 SUD (Special Use District), and 50-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 December 9, 2021)

SPEAKERS: None  
 ACTION: Continued to April 28, 2022  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

10. [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 November 18, 2021)

SPEAKERS: Ozzie Rohm – Opposed to continuance  
 Anastasia Yovanopoulos – Wants to hear item  
 Justin Yonker – Project sponsor, not opposed to continuance but request hearing be scheduled as soon as possible  
 Jonas P. Ionin – Response to questions and comments regarding continuance  
 ACTION: Continued to March 31, 2022  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

## B. COMMISSION MATTERS

4. Commission Comments/Questions

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

I will simply note to you all and members of the public that the Election of Officers is scheduled to be held at your next hearing on January 20<sup>th</sup>. At that hearing you can nominate new officers or continue that matter to a later date.

**Commissioner Moore:**

I had one question. I kind of didn't press my button in time. I heard about AB 854. Again, there are many, many things being discussed in Sacramento and this particular item deals with evictions and I'm wondering if staff has any insight into what's being tried to be accomplished by this particular legislation? AB 854. I would appreciate it if somebody could give us an insight once you have it. Thank you.

**C. DEPARTMENT MATTERS**

## 5. Director's Announcements

**Rich Hillis, Planning Director:**

Good afternoon, Commissioners. Commissioner Moore, we will look into that and get back to you on it. Just two items. One, I wanted to highlight an item that is in your packet memo. Earlier in December, we had an informational presentation on the Climate Action Plan and the Community Safety Element. The Climate Action Plan was released in December of 2021 by the Department of Environment and we are updating the Community Safety Element as part of our General Planned Updates. But during that hearing you asked several questions and asked for clarification on certain items, so we've included a memo in your packet that responds to those questions and provides additional resources and links in following up to some of the questions. And just FYI, we hope to be back to the Commission in May 2022 to introduce those related General Plan amendments. And then we're before you in two weeks also with an informational item on the Housing Element and I just wanted to give a callout to those on our staff led by the Community Equity team but also Environmental Planning team who have been working diligently to prep for that hearing. You'll get a packet of information by the end of this week in preparation of that hearing in two weeks. And that's all I have.

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

**Audrey Merlone:**

At Land Use Committee this week the Board heard two items of interest. The first was the landmark designation of Casa Sanchez at 2778 24th Street. The Historic Preservation Commission initiated this landmark designation on 1/20/21 and recommended approval 10/6/21.

The Casa Sanchez Building is significant for its association with the development of San Francisco's Latino business community during the 20th century. A multi-generational family-owned and -operated company, Casa Sanchez was founded by Roberto and Isabel Sanchez in 1924 with a popular "Mexicatessen" that sold a variety of prepared Mexican foods and was the first mechanized tortilla factory in the city. The Casa Sanchez company is the longest-operating tamale and tortilla factory in San Francisco and 2778 24th Street is

representative of the family business that dates to 1924 and development of the larger Latino business community, particularly that of the Mission District, in the 20th century.

The landmark designation is sponsored by Supervisor Ronen, and at Committee, Supervisors Melgar, Peskin, and Preston signed on as co-sponsors before sending it on to the full Board with a positive recommendation.

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

The Board of Appeals met last night and considered one case of interest to the Planning Commission. The Board considered an appeal of the variance denial for the project at 4300 17th Street, which proposed to subdivide the existing lot, resulting in two substandard lots, and then develop the new vacant lot with a 2-unit building, resulting in nearly full lot coverage of the existing lot. This project's Conditional Use Authorization was considered by the Commission first in 2020, and then again in November 2021, where the Planning Commission voted to deny the CU. On December 9, 2021, the Zoning Administrator issued a Variance Decision Letter denying the proposed lot area and rear yard variances, determining the proposal did not meet any of the 5 required findings for a variance.

At the appeal hearing, the project sponsor focused on housing policy issues and a review of other lot-split variances over the past 20 years. However, the Board agreed with the Zoning Administrator that variances must focus on the subject lot and specific proposal and are not the appropriate mechanism to apply new policy for the City. As such, the Board focused on the 5 required findings for a variance. The Board found that the project did not meet those findings and voted unanimously to uphold the Zoning Administrator's denial of the proposed variance.

**D. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Georgia Schuttish - Please watch the entire General Public Comment on 6/25/2015 on SFGOVTV, where Mr. Sanchez says it is hard to enforce Section 317 if projects in photos not caught at right time and that Section 317 has "problems" AND he agrees that some of the photos of these extreme Alterations are "cause for concern". The problem is that the Demo Calcs have never been adjusted since instituted in 2008. In 2009 when the Commission approved the first CID, Staff testified that the Calcs would need adjusting and Staff would return with recommendations to adjust them...of course that never happened My three-minute comment on 6/25/2015 is about issues that are ongoing: Extreme Alterations that should be classified as Demolitions, including the increase in major excavations. These speculative extreme Alterations discussed back in 2015 are on the updated list sent for 1/13/2022 General Public Comment.

**E. REGULAR CALENDAR**

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

7. [2018-013597ENV](#) (M. CALPIN: (628) 652-7508)  
**PORTSMOUTH SQUARE IMPROVEMENT PROJECT** – Certification of the **Final Environmental Impact Report** (EIR) – The project site is bounded by Clay Street to the north, bisected by Kearny Street, Washington Street to the South, and Walter U. Lum Place to the east; Lot 017 in Assessors Block 0209, portions of Lot 024 in Assessor’s Block 0208, and a pedestrian bridge over Kearny Street that connects the two properties. The proposed project would: 1) renovate Portsmouth Square with a new children’s playground, exercise equipment, shade structures, seating areas, wayfinding, signage, sidewalks, landscaping, terraces, ramps, and a new 8,300-square-foot clubhouse; 2) demolish and remove the pedestrian bridge spanning Kearny Street that connects Portsmouth Square to 750 Kearny Street, a 27-story hotel building (currently managed as a Hilton Hotel), which includes the Chinese Culture Center on the third floor; 3) re-waterproof the roof of the Portsmouth Square Garage located underneath the park and portions of the adjacent streets and sidewalks and seismically upgrade portions of the parking garage; and 4) replace curb cuts and a portion of the streets and sidewalks adjacent to Portsmouth Square for utility connections at the following intersections: Kearny and Washington streets; Washington Street and Walter U. Lum Place; Walter U. Lum Place and Clay Street; and Clay and Kearny Streets. The project site is within a P (Public) and C-3-O (Downtown, Office) Zoning Districts and OS (Open Space) and 200-S Height and Bulk Districts.  
**Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on September 20, 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: = Megan Calpin – Staff presentation  
 + Allan Low – Support  
 + Amy Chung – Support  
 + Karen Chan – Support  
 + Amy Zhou – Support  
 ACTION: Certified  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
 MOTION: [21058](#)

9. [2021-000313CUA](#) (L. AJELLO: (628) 652-7353)  
**4221 GEARY BOULEVARD** – south side between 6<sup>th</sup> and 7<sup>th</sup> Avenues; Lot 036 of Assessor’s Block 1538 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 739, to establish an approximately 1,877 square-foot Cannabis Retail Use on the ground floor within an existing two-story mixed-use building. The subject property is located within the Geary Blvd 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: = Laura Ajello – Staff report  
 + Burk Hansen – Project sponsor presentation  
 ACTION: Approved with Conditions  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

MOTION: [21059](#)

ADJOURNMENT 1:50 PM  
ADOPTED JANUARY 27, 2022