

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, January 20, 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 1:06 PM

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

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

(Continued from Regular hearing on December 2, 2021)

(Proposed for Continuance to February 3, 2022)

SPEAKERS: None

ACTION: Continued to February 3, 2022

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

8. [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\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on January 6, 2022)

SPEAKERS: None

ACTION: Continued to February 24, 2022

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

B. COMMISSION MATTERS

2. Consideration of Adoption:
- [Draft Minutes for January 6, 2022](#)

SPEAKERS: None

ACTION: Adopted

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

3. Commission Comments/Questions

Commissioner Tanner:

I just wanted to recognize that this past Monday was in honor of Dr. Rev. Martin Luther King Jr. and I know that I had some events, that became virtual events, that weren't in person due to the surge, but I hope that folks had a chance to reflect on his legacy and especially in this Commission that is so committed to equity and a Department that is looking towards equity. I think, even though that it was many decades ago, unfortunately that he was assassinated, his legacy is very long, a very very long shadow, because I learned so much from looking back at his work and the work of those who worked alongside of him. So I hope you had a chance to do that, and are able to stay safe while doing it. Thank you.

4. **Election of Officers:** In accordance with the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.

SPEAKERS: Sue Hestor – Request continuance
 Georgia Schuttish – Continuance
 Bruce Bowen – Continuance
 Esther Marks – Continuance
 Ozzie Rohm – Postpone until June 2022 due to re-appointments

ACTION: Tanner – President; Moore – Vice

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

C. DEPARTMENT MATTERS

5. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners. No announcements today just congratulations President Tanner and Vice President Moore. I look forward to continuing to work with you. And also thank you to Commissioner Koppel for your leadership over the last few years that I have been here and before that. I know this has been an atypical couple of years and we have faced many unique challenges about just reopening the Department and how we keep the Commission meetings going and giving the public a voice and your leadership have been invaluable during that time. So thank you very much for your service.

Commissioner Koppel:

Thanks.

Jonas P. Ionin, Commission Secretary:

Indeed I want to echo that. It has been a pleasure working with you Commissioner Koppel.

Commissioner Moore:

President Tanner I wanted to basically say, oops thank you Director Hillis. Thank you to Commissioner Koppel, ex-President Koppel. It is extremely important. He has done a

marvelous job and I apologize for having not immediately caught that. Commissioner Koppel if you are there, thank you, thank you. It has been great serving with you.

President Tanner:

Yes, I would just add my voice to that chorus and a silent applause that you can't hear but [inaudible] some Commissioners.

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

Jonas P. Ionin, Commission Secretary:

The Historic Preservation Commission did meet yesterday. They also held their Election of Officers, where they elected Commissioners Matsuda and Nageswaran for a second term. And then the only other item that may be of interest to the Commissioners is that they adopted a recommendation for landmark designation of the Clay Theatre on Fillmore Street.

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Work on project started in 2015 and continues till today with the current version of the project as seen in photo with email. Project is example of why the Staff has called Noe Valley “an epicenter of de facto Demolition”. And why the Demolition Calculations need to be adjusted as Staff said in 2009 they might recommend within the following year. The main point of the email is the three sets of Demo Calcs which are attached for this one Noe Valley project. Demo Calcs which were done by three different professionals in 2015; 2017 and 2019. Project increased in size/scope under different permits. Permit/Sales History illustrates problem with never adjusting the TTD thresholds for Demo Calcs as the Commission is empowered to do per Section 317 (b) (2) (D) as way to preserve housing and relative affordability.

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. [2021-005183CUA](#) (S. JIMENEZ: (628) 652-7348)
2040 CHESTNUT STREET – northeast corner of Mallorca Way; Lot 024B in Assessor's Block 0467A (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 711 to establish an approximately 3,485 square foot Formula Retail use (d.b.a. Sweetgreen) within the vacant ground floor space of an existing one-story commercial building within a NC-2 (Neighborhood-Commercial, Small Scale) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on November 4, 2021)

SPEAKERS: = Sylvia Jimenez – Staff Report
 + Chloe Angelis – Project Sponsor Presentation
 + Eric Beegun – Project Sponsor Presentation
 + Luis Cuadra – Project Sponsor Presentation
 - Leslie Silverglide – Owner of Mixt Greens
 - David – Parking congestion
 + Kate – Support
 - Ashley – Public safety issue, parking, and traffic
 - Speaker – Oppose
 - Antonio – Oppose
 - David – Oppose
 - Julio Guerrero – Congestion, noise, and traffic
 - Sean Scales – Traffic
 + Speak – Support
 + Julia – Support
 - Stryker Scales – Oppose
 - Kate – Delivery, parking

ACTION: Approved with Conditions
 AYES: Chan, Diamond, Fung, Imperial, Koppel, Tanner
 NAYS: Moore
 MOTION: [21060](#)

9. [2017-007946CUA](#) (C. CAMPBELL: (628) 652-7387)
64-66 DEMING STREET – north side between Uranus Terrace and Clayton Street; Lot 016 in Assessor’s Block 2655 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to remove an unauthorized dwelling unit from the storage area above the basement level of an existing three-story over basement residential building within a RH-2 (residential- house, two family) Zoning District, Corona Heights 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: = Katy Campbell – Staff Report
 + Anthony Pantaloni – Project Sponsor

ACTION: Approved with Conditions
 AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore, Tanner
 MOTION: [21061](#)

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.

10. [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
 (Continued from Regular hearing on November 18, 2021)

SPEAKERS: = David Winslow – Staff Report
 - John Catechi – DR Presentation
 + Ryan Patterson – Project Sponsor
 - Judy West – Height, safety access
 - Georgia Schuttish – Excavation, does it meet building code

ACTION: Took DR and Approved with Staff Modifications

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

DRA: [770](#)

ADJOURNMENT 2:45 PM
 ADOPTED FEBRUARY 3, 2022