

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, January 27, 2022
1:00 p.m.
Regular Meeting**

COMMISSIONERS PRESENT: Chan, Diamond, Fung, Imperial, Koppel, Moore, Tanner
COMMISSIONERS ABSENT: None

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

STAFF IN ATTENDANCE: Deborah Landis, Megan Calpin, Miriam Chion, AnMarie Rodgers, Kimia Haddadan, Shelley Caltagirone, Bridget Hicks, Trent Greenan, Kate Conner, David Winslow, Liz Watty - Director of Current Planning, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

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. 2021-004987DRP (D. WINSLOW: (628) 652-7335)
2760 DIVISADERO STREET – southeast corner of Green Street; Lot 020 in Assessor's Block 0953 (District 2) – Request for **Discretionary Review** of Building Permit 2021.0223.5187 construct an extension of a fourth level rear deck over existing flat roof including new railings to building envelope to a four-story one-family residential building 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

(Proposed for Continuance to February 24, 2022)

SPEAKERS: None
 ACTION: Continued to February 24, 2022
 AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore, Tanner

10. [2022-000457CWP](#) (S. HONG: (628) 652-7459)
UPDATES TO THE PLANNING COMMISSION POLICY: PROCEDURES FOR IN-KIND AGREEMENTS
 – Request for consideration to **Adopt Amendments** to the Planning Commission Policy: Procedures for In-Kind Agreements that was adopted by the Planning Commission in 2010. The intent of this amendment is to update this Commission policy to be consistent with the Department’s current standards and practices and to clarify language regarding eligibility and for recommendation of in-kind agreement projects.
Preliminary Recommendation: Adopt

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

11. [2021-001544DRP-03](#) (D. WINSLOW: (628) 652-7335)
877 CAROLINA STREET – east side between 20th and 22nd Streets; Lot 029 in Assessor’s Block 4097 (District 10) – Request for **Discretionary Review** of Building Permit 2021.0203.3932 to construct a third story vertical addition to a single-family home with the upper floor set back 9’-4” from the front building wall to a two-story one-family residential building 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
WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

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

2. [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
(Continued from Regular hearing on January 13, 2022)

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Chan, Fung, Imperial, Koppel, Moore, Tanner
RECUSED: Diamond
MOTION: [21062](#)

C. COMMISSION MATTERS

3. Consideration of Adoption:
 - [Draft Minutes for January 13, 2022](#)

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

4. Commission Comments/Questions

President Tanner:

Not seeing any hands, I'll just take an opportunity to thank my fellow Commissioners for supporting myself and Commissioner Moore into our roles this year. I look forward to a really good 2022, no matter what it may bring us. Hopefully, bringing us together, in person soon. I'm just really looking forward to shepherding this team, and if you ever need anything, please do reach out to me and that goes for staff as well. I want to be as accessible as I can.

D. DEPARTMENT MATTERS

5. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners. One brief item. I just wanted to let you know if you hadn't already heard, that the Mayor and the BIC Commission, appointed Patrick O'Riordan to be the permanent Director at the Department of Building Inspection. Obviously, we work closely with that Agency, so I wanted to let you know. There is also a report that the City Attorney put out. It's on their website, under kind of their new section, kind of looking at accusations of wrongdoing at DBI, but it's an interesting read if you have the time. And that's all I have. Unless there are any questions.

Commissioner Moore:

Director Hillis, please convey our congratulations and best regards to Mr. O'Riordan. We have seen him in front of the Commission many times. Impressed for his ability, and his long-standing tenure in the Department, and it should be a good start to drive the train into the right direction. Thank you.

Rich Hillis, Planning Director:

I absolutely will.

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

Aaron Starr, Manager of Legislative Affairs:

This week the Land Use Committee hearing was canceled, but the board did meet. On the Board's agenda was Supervisor Mandelman's ordinance that would allow bars with conditional use in the Castro, which passed its second read and the Landmark designation for 2778-24th Street passed its first read.

- 211093 Planning Code - Castro Street Neighborhood Commercial District] Sponsor: Mandelman. Staff: Merlone. PASSED Second Read, Item

- 211233 Planning Code - Landmark Designation - 2778-24th Street. Sponsor: Ronen. Staff: LaValley. Item 1

Also, this Tuesday, Supervisor Mandelman reintroduced his Large Home Ordinance. This Commission heard that item on September 23rd and recommended disapproval. At the time staff had recommended that the controls only apply to RH properties within District 8 via and SUD. The revised ordinance does just that, but by creating an SUD within D8. It also places a hard cap of 4,000 sq ft per unit, after which a variance would be required, and CUA would be triggered at either: 3,000 sq ft, or a 1.2 FAR. All these concepts were discussed at the Planning Commission hearing on September 23. Given that and that the Planning Commission has already voted to reject this proposal, staff was not planning on bringing this item back to the Commission for a hearing and vote, unless I hear differently from you today.

Jonas P. Ionin, Commission Secretary:

There is a Board of Appeals report. Item, the first is that Commissioner Rick Swig was voted as President and Lazarus was voted Vice President. Second, there was an appeal of an affordable housing bonus project at 4512 23rd Street that you had previously heard. The project was to construct an 11,660 sq ft five-story over basement residential building with 13 dwelling units under the HomeSF Program. The project is receiving a number of development bonuses, including nine extra dwelling units and additional story of height and zoning modifications for a rear yard and dwelling unit exposure. As such, the project is required to provide 25% or in this case three on-site affordable dwelling units. Neighbors were concerned about impacts to on-street parking and light and air to nearby residents. While President Swig, questioned the appropriateness of this project on this unique lot there is no car access as the lot fronts on an unimproved right-of-way on 23rd Street and a 10-foot walkway on Argent Alley. The Board ultimately, after two hours of public testimony, voted 4-0 to deny the appeal and uphold the Planning Commission's decision made on October 21, 2021, to approve the project.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Please watch the last item on January 23, 2020, on SFGOVTV starting at 3:51. This is when Public Comment starts on this item

which was an Informational Hearing on the 2020-2022 Budget. There are two public speakers...myself and a gentlemen talking about developing the Westside. After that, Former Director Rahaim responds to the question from Former President Koppel about "some way to take a look" at the Demo Calcs?. That starts around 3:56. This portion of the video with the answer to Former President Koppel's question is pretty quick. Former Director Rahaim says Ms. Watty is looking into the issue of the Demo Calcs in the context of other issues. However the Planning Commission can adjust the Calcs. Two years later this is still true, regardless of whether hearings remain remote or whether or not Ms. Watty has "looked into" the issue of the Demo Calcs.

David Hartzell – Notice of Violation re: Portside Garage
 John Corbell – Portside Garage
 Denise Lui – Water use
 David Cincotta – Portside Garage (401 Main St.), request hearing

F. 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. [2021-011414CRV](#) (D. LANDIS: (628) 652-7526)
FY 2022-2024 PROPOSED DEPARTMENT BUDGET AND WORK PROGRAM – an **Informational Presentation** of the Department's proposed revenue and expenditure budget in FY 2022-2023 and FY 2023-2024, including grants; high-level work program activities for the Department in FY 2022-2023 and FY 2023-2024; and proposed dates where budget items will be discussed during the budget process.

Preliminary Recommendation: None – Informational

SPEAKERS: = Deborah Landis – Staff Presentation
 = Rich Hillis – Overview
 = Megan Calpin – Staff Presentation
 = Anastasia Yovanopoulos – More discussion on the Equity tool
 = Liz Watty – Response to questions and comments
 = Miriam Chion – Response to questions and comments
 = AnMarie Rodgers – Response to questions and comments

ACTION: Reviewed and Commented

8. [2019-016230CWP](#) (K. HADDADAN: (628) 652-7436)
HOUSING ELEMENT 2022 UPDATE – **Informational Presentation** – The Housing Element 2022 Update of the General Plan is San Francisco's first housing plan centered on racial and social equity. This plan will express the city's collective vision and values for the future of housing in San Francisco. It will also identify priorities for decision makers, guide resource allocation for housing programs and services, and define how and where the city should create new homes for San Franciscans, or those who want to call this city home. This update is due late 2022 and it will need to accommodate the creation of 82,000 units by 2031, a target set by State and Regional Agencies that has been tripled compared to the city's current targets. This hearing will be the fourth informational hearing on this project at the Planning

Commission. It will allow SF Planning to share the second draft of the 2022 Update and demonstrate how the plan has been revised to respond to and incorporate substantial public feedback gathered during Phase II of outreach and engagement (April – September 2021), summarized in the final Phase II Public Input Summary report. This hearing marks the beginning of Phase III of outreach and engagement, which will conclude in March.

Preliminary Recommendation: None – Informational

- SPEAKERS:
- = Rich Hillis – Introduction
 - = Sheryl Evans Davis, Human Rights Commission – Comments
 - = Eric Shaw, MOHCD – Comments
 - = Kimia Haddadan – Staff Presentation
 - = Shelley Caltagirone – Staff Presentation
 - Joseph – Difficult to review draft
 - + Corey Smith – Housing is coming to the western side of SF
 - + Bob – Focus on potential streamlining policies
 - Zachary Wiesenberger – Make significant changes so it centers equity for BIPOC and low-income communities
 - + Kenneth Russell – Use this opportunity to make our city better
 - Anastasia Yovanopoulos – Promote policies that result in a supply of affordable housing being built city wide
 - + Dave Alexander – Move forward
 - + Jessica – Up zone the west side
 - Eileen Boken – City survey, vacant units
 - + Speaker – Participated in the Bayview HP outreach
 - Ozzie Rohm – Rent control housing
 - Peter Papadopoulos – Use of maps, loss of blue-collar space
 - + Ira Kaplan – Climate change and impact
 - Lorraine Petty – Community input section, number of affordable housings
 - Bruce Wolfe – Center equity to BIPOC and low-income communities
 - + James Natoli – We need to build more homes
 - Larisa Pedroncelli – Blueprint to streamline profit-driven market rate housing development, allow 3 weeks to review draft
 - Robert Fruchtman – The city is in violation of state law, comply with Streamlining Act
 - Eric Arguello – Plan needs to be updated to support communities of color
 - David – Not In compliance
 - + Laura Foote – People are ready for next level of technicality
 - Shantal – Update so it truly centers equity for BIPOC and low-income communities, request 3 weeks to review draft
 - + Speaker – Remain focused
 - + Annie – State funding
 - + Yonathan Randolph – List of sites, probability of development
 - + Adam – Need more housing
 - + Steve Marzo – Change the status quo
 - + Paul – Opportunity to change course
 - Tess Welborn – Who's going to pay for it
 - + Edward – Upzone
 - + Mike Chen – Window of opportunity
 - + Emily Crow – Property goals

+ Jonathan – Upzone
 + Kevin Burke – Meet the housing target
 = Miriam Chion – Response to questions and comments
 ACTION: Reviewed and Commented

- 9a. [2018-016522CWP](#) (B. HICKS: (628) 652-7528)
SENATE BILL 9 CALIFORNIA HOUSING OPPORTUNITY AND MORE EFFICIENCY (HOME) ACT – Informational Presentation regarding Senate Bill 9 (2021 Atkins) and implementation in San Francisco.

Preliminary Recommendation: None – Informational

SPEAKERS: = Bridget Hicks – Staff Presentation
 = Trent Greenan – Staff Presentation
 + Jeremy Schaub – Standard reasonable but want flexibility
 - Jim – Objective standards, more flexibility
 - Speaker – Need more time to review
 - Christopher Roach – Need more time to review, request continuance
 - Lucca – Massing standards
 - Vivian Dewire – Rushed
 - Julie Judson – Design standards
 - Georgia Schuttish – Challenging, should be delayed
 - Ronald Hughes – Decrease probability of more housing
 = Rich Hillis – Response to comments and questions
 = Kate Conner – Response to comments and questions
 = David Winslow – Response to comments and questions
 = Liz Watty – Response to comments and questions

ACTION: Reviewed and Commented

- 9b. [2022-000447CRV](#) (T. GREENAN: (628) 652-7324)
OBJECTIVE DESIGN GUIDELINES (SB 9) – Request for consideration to **Adopt Objective Design Standards** related to the Housing Opportunity and More Efficiency (HOME) Act (Senate Bill 9, 2021 Atkins).

Preliminary Recommendation: Adopt

SPEAKERS: Same as item 9a.

ACTION: Adopted Standards as proposed for massing, permeability and landscaping; pushing out the architectural standards until further refined; establishing an 800 square foot minimum for the second unit; requiring a four-foot setback on all interior lot lines; and no roof decks on rear units.

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

RESOLUTION: [21063](#)

ADJOURNMENT 6:25 PM
 ADOPTED FEBRUARY 10, 2022