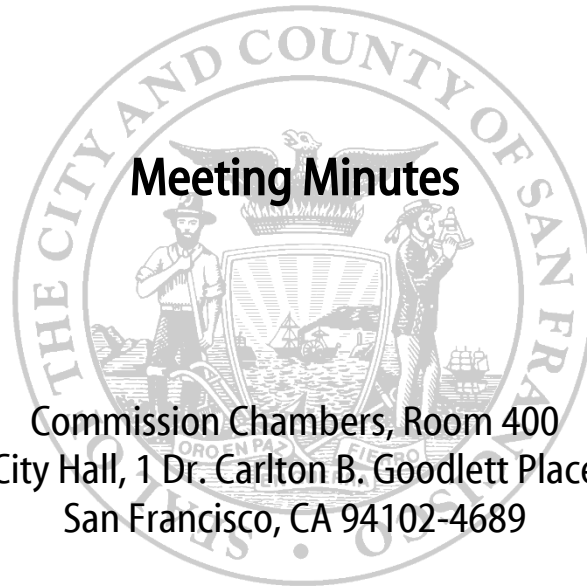


SAN FRANCISCO PLANNING COMMISSION



Thursday, March 24, 2022
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT TANNER AT 1:05 PM

STAFF IN ATTENDANCE: Aaron Starr, Jeremy Shaw, Sherie George, Alex Westhoff, Don Lewis, Kevin Guy, Matt Dito, David Winslow, Corey Teague – Zoning Administrator, Liz Watty – Director of Current Planning, 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. 2019-022830AHB (C. MAY: (628) 652-7359)
3055 CLEMENT STREET – southeast corner of 32nd 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 Canceled Hearing on February 17, 2022)

(Proposed for Continuance to April 21, 2022)

SPEAKERS: Alfredo – Why is it being continued

ACTION: Continued to April 21, 2022

AYES: Fung, Imperial, Koppel, Moore, Tanner

ABSENT: Diamond

16. [2021-002957DRP](#) (D. WINSLOW: (628) 652-7335)

1503 DOLORES STREET – east side between 28th and Valley Streets; Lot 013 in Assessor's Block 6616 (District 8) – Request for **Discretionary Review** of Building Permit No. 2021.0528.1318 replace a third-floor deck and stairs to the rear yard in kind at the rear of an existing three-story, two-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

(Continued from Canceled Hearing on March 10, 2022)

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. [2015-009460CUA-03](#) (J. KRAN: (628) 652-7429)

830 EDDY STREET – southwest corner of Willow Street and Van Ness Avenue, and bound by Eddy Street to the south, Lot 018 and 022-044 of Assessor's Block 0738 (District 5) – Request to modify a condition of approval of an existing **Conditional Use Authorization** (CUA), Motion No. 19819. Specifically, the Project seeks to modify the Transportation Demand Management (TDM) Plan, listed under Condition No. 17. The Planning Commission first approved this Project on December 8, 2016, prior to the TDM Program's effective date of March 19, 2017, but after the Planning Commission had reviewed and adopted the TDM Program Standards document on August 4, 2016. Although the Project would not be subject to the formal TDM Program, the Commission chose to include specific TDM requirements, recorded in the Project's conditions of approval. However, because the adopted TDM measures for the Project exceed what would have been required had the Project been approved following the effective date of the TDM Ordinance (34-17), the Project is

requesting modification to their TDM condition of approval in order that their requirement is consistent with other similar projects in the TDM Program. A change to the Project's TDM condition of approval does not require any additional CEQA review for the Project.

Preliminary Recommendation: Approve with Conditions

(Continued from Canceled Hearing on March 10, 2022)

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fung, Imperial, Koppel, Moore, Tanner
 ABSENT: Diamond
 MOTION: 21087

3. [2021-004191DRP](#) (D. WINSLOW: (628) 652-7335)
3737 JACKSON STREET – south side between Cherry and Maple Streets; Lot 022 in Assessor's Block 0989 (District 2) – Request for **Discretionary Review** of Building Permit No. 2021.0407.8047 to construct a fourth story vertical addition and a three-story horizontal addition at the rear of an existing three-story over basement, 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: Take Discretionary Review and Approve with Modifications
 (Continued from Canceled Hearing on March 10, 2022)

SPEAKERS: None
 ACTION: Took DR and Approved with Modifications
 AYES: Fung, Imperial, Koppel, Moore, Tanner
 ABSENT: Diamond
 DRA: 777

C. COMMISSION MATTERS

4. Consideration of Adoption:
- [Draft Minutes for February 24, 2022](#)
 - [Draft Minutes for March 3, 2022](#)

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

5. Commission Comments/Questions

Commissioner Moore:

I'd like to ask that we close in memory of Commissioner Kathleen Dooley tonight. She unexpectedly passed away. She was a Commissioner on the Small Business Commission, and for years and years, also one incredible voice of small businesses working with this Commission in past years on a number of pieces of legislation, including formula retail as it affects small businesses. I ask that we close in her memory tonight.

President Tanner:

Thank you for that. That's indeed a great idea. We're certainly sorry for the loss of her life and to her family and friends. Any other comments from Commissioners? Certainly good to be back with you all in person. My first in-person hearing with you all, so, really great to see your faces. And to those members of the public who are here in-person, good to see you as well. To those who are at home on-line, we are also excited to have you. So, we might have a few bumps as we make our way through our first hybrid hearing, but, I think, all in all, hopefully it works well for everybody here. And please, rest assured if you are calling in, if you are writing in, we take your comments just as seriously as if you were here. So, we are excited to see – hopefully continue the same public engagement with the different variety of options for people to participate. And thank you all for your patience who are working with us. And thank you Mr. Secretary for all your work on this new phase of the pandemic. We appreciate your staff and your work.

Jonas P. Ionin, Commission Secretary:

There was a smirk under this mask.

D. DEPARTMENT MATTERS**6. Director's Announcements****Rich Hillis, Planning Director:**

Good afternoon, Commissioners. Nothing specific. I don't know if Aaron is going to mention during his report, but Gabriella Ruiz was nominated by President Walton to sit on the Commission to replace Commissioner Chan. She was approved by the Full Board on Monday, so I think we expect her to be seated and at the Commission next week, if I'm not – or soon. She was approved by the Full Board. And that is all I have. Welcome back.

7. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission**Aaron Starr, Manager of Legislative Affairs:**

It's been a long 2 years. It's really great to see all of you in person. We've had a lot of fun, I think, over the last two years. It is also Director Hillis' very first in-person meeting. Apparently, we went into Shelter In Place a week after he got the job. And our new Director of Current Planning as well, Ms. Watty is up there for the first time. It's exciting. So, you took a three-week vacation but the board did not. So, I have three weeks of board reports for you but I have condensed it as much as I can just on interest of saving as much time.

Land Use

- 211299 Planning Code - Group Housing Definition. Sponsors: Peskin; Walton and Mandelman. Staff: Starr.

Recommended three weeks ago, Supervisor Peskin's ordinance that amends the definitions of Group Housing went to Land Use and passed both the first and second read at the Board. It is now with the Mayor, pending her signature. On February 10 you heard this item and voted to recommend approval with modifications. Those modifications dealing with kitchens and common space were added into the final ordinance.

- 211300 Planning Code, Zoning Map - Group Housing Special Use District. Sponsor: Peskin. Staff: Starr. Amended and Continued to the Call of the Chair

Supervisor Peskin's Group Housing SUD that would prohibit new group housing in the Tenderloin and Chinatown was heard by the Land Use Committee where it was amended and continued to the call of the chair. It is still pending at Committee.

- 210866 Planning, Subdivision Codes; Zoning Map - Density Exception in Residential Districts. Sponsors: Mandelman; Haney. Staff: Melone. Amended and Continued to the Call of the Chair
- 211234 Planning Code - Single, Two and Three-Family Home Bonus Program] Sponsor: Safai. Staff: Merlone. Continued to the Call of the Chair
- 211202 Planning, Administrative Codes - Dwelling Unit Density Exception in Residential Districts and Rent Control of Bonus Dwelling Units. Sponsor: Mar. Continued to the Call of the Chair

Supervisors Mandelman's Safai and Mar's ordinances to create a density exception in RH Districts are also pending at Committee. Commissioners, you recommended approval with modifications to Supervisor Mandelman's ordinance back in November, and disapproval of Mar and Safai's ordinances earlier this year. The main difference between the ordinances was that Mar and Safai's included an inclusionary requirement and Mandelman's did not.

After a lengthy hearing on the item, all three ordinances were continued to the call of the chair, with Supervisor Peskin suggesting that the three sponsors get locked into a room and come up with a consensus ordinance before they come back to committee. AS of today, I don't believe that has happened, and it is not clear when these items will be brought back to the Commission again.

Full Board

- 210116 Planning Code, Zoning Map - Central Neighborhoods Large Residence Special Use District. Sponsor: Mandelman. Staff: Merlone. PASSED Second Read
- 210898 Planning Code - Landmark Designation - One Montgomery Street (aka 1-25 Montgomery Street) (Crocker National Bank Building). Sponsor: Peskin. Staff: LaValley. PASSED Second Read
- 220037 Planning Code - Landmark Designation - "Allegory of California," The City Club of San Francisco (formerly Pacific Stock Exchange Luncheon Club), 155 Sansome Street. Sponsor: Peskin. Staff: LaValley. PASSED Second Read
- 211263 Planning Code - Massage Establishment Zoning Controls. Sponsors: Mandelman; Ronen and Preston. Staff: V. Flores. PASSED Second Read

- 211021 Planning Code - Landmark Designation - 447 Battery Street (aka Jones-Thierbach Coffee Company Building. Sponsor: Peskin. Staff: LaValley. PASSED Second Read
- 220009 Planning Code - Landmark Designation -1801 Green Street (aka Golden Gate Valley Carnegie Library). Sponsor: Historic Preservation Commission. Staff: Bishop. PASSED Second Read

At the Full Board, quite a bit has passed Second Read including The Landmark Designations for One Montgomery, Allegory of California, 447 Battery Street, and the Golden Gate Valley Carnegie Library at 1801 Green Street. Also passing second read were two of Supervisor Mandelman's ordinance, one that would create the Central Neighborhood Large Residence Special Use District (or Large Home SUD), and an ordinance that amend the massage controls.

- 211219 Planning Code - Landmark Designation - Trocadero Clubhouse. Sponsor: Mar. Staff: LaValley. First Read, Item 18
- 220000 Planning Code - Van Ness Special Use District - Exempting Institutional Community Use Development from Limitation on Nonresidential Uses - 1750 Van Ness Avenue. Sponsor: Planning Commission. Staff: May. First Read, Item 19

This week, two items passed their first read, including the landmark designation for the Trocadero Clubhouse, sponsored by Supervisor Mar, and a project specific ordinance that would exempt Community Institution Uses from Limitation on Nonresidential Uses in the Van Ness SUD.

The Trocadero Clubhouse designation was initiated by Supervisor Mar. The HPC recommended approval on September 15 last year. The clubhouse is historically significant for its association with the development of recreational facilities in San Francisco. Further, it is one of the earliest buildings in the Parkside District and one of the only extant nineteenth-century structures in southwestern San Francisco. The building is also architecturally and historically significant as an excellent and well-preserved example of Stick-Style, Eastlake architecture and as the city's last intact example of a nineteenth century roadhouse.

The amendments to the Van Ness SUD are to exempt the San Bao Temple from the required 3:1 ratio of residential uses to non-residential uses in association with the proposed demolish and new construct of the temple. Commissioners, you heard this item on September 30 of last year and recommended approval.

- 220159 Interim Zoning Controls - Conditional Use Authorization for Parcel Delivery Service Uses. Sponsors: Walton; Preston, Ronen and Chan. Staff: Melone. Adoption, Item 32

Of note, Supervisor Walton's resolution instituting interim controls passed out of the Board this week and is pending the mayor's signature. The interim controls will require Conditional Use authorization for any Parcel Delivery Service for the next 18 months. As these are interim controls, they did not come to you for review and action; however, you will be hearing those conditional use applications. The Resolution is cosponsored by 8 other Supervisors.

- 211187 Hearing - Appeal of Conditional Use Authorization Approval - 3832-18th Street. Staff: Sucre. Appeal Denied Project Approved

The Board also heard the appeal for 3832 18th Street. This project would demolish the existing two-story, single-family residence and then construction a five-story building containing 19 group housing units. Commissioners you heard this project on October 14 of last year and voted to approve a revised project that removed the top floor, making it a 5-story project instead of a 6-story project.

The adjacent neighbors appealed the project and sought more concessions to protect light to their properties. The project sponsor also attempted to appeal the CU decision but was unable to so. What resulted was a hearing where neither the appellant nor the project sponsor agreed with the Planning Commission's action. In fact, the project sponsor testified that the actions by the Planning Department and Commission violated several state housings laws and that they intend to pursue legal action against the city.

In the end the Board agreed with the Planning Commission's decisions. It denied the appeal and so the project the Planning Commission approved can now move forward. I suspect this isn't the last we have heard about this project though.

Jonas P. Ionin, Commission Secretary:

The Board of Appeals did meet last night and considered one item that may be of interest to the Planning Commission. 65 Normandie Terrace, the Board heard an appeal of a building permit application to correct Planning and DBI notices of violation regarding work conducted beyond the scope of the renovation project's original permit from 2017. The proposal focused primarily on work conducted above the height limit. The Planning Commission heard this matter as a DR in January and voted 4 to 3 to approve the correction permit as proposed. The Board found the permit to be consistent with the Planning Code and necessary to correct the violation and they unanimously denied the appeal and approved the permit.

The Historic Preservation Commission did not meet yesterday, but they did meet last week here in these chambers in-person.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – In the the October 7, 2021 approved Minutes, an assurance...I won't call it a promise...but an assurance was made by Director Hillis that an Informational Hearing would be held sometime early in 2022 that dealt with my October 2, 2021 letter to the Commission which focused on the Demolition Calculations. Commissioner Diamond suggested that Section 317 be given a broad look. Commissioner Imperial wanted discrepancies between DBI and Planning addressed. After all these years since 2008/2009 and nibbling around the edges of Section 317 "reform" with some successes (Residential Flat Policy/End of Demonstrably Unaffordable Clause) and some failures (RET/Peskin Legislation) no one, either on the Commission or the Staff has publicly answered these two questions: Why is Section 317 (b) (2) (D) in the Code and Why has it never

been used? Maybe it is time that someone please answer these two simple questions.

Patricia Boyd – Chestnut Street

Sue Hestor – Group Housing approvals

Francisco Da Costa – Quality of life issues

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.

8. [2022-000549PCA](#) (A. STARR: (628) 652-7533)
ELECTRIC VEHICLE CHARGING LOCATIONS [BF 220036] – **Planning Code Amendment** – Ordinance sponsored by Mayor Breed amending the Planning Code to create Electric Vehicle Charging Location and Fleet Charging as Automotive Uses, allow conversion of Automotive Service Stations to Electric Vehicle Charging Locations without Conditional Use Authorization, revise zoning control tables to reflect these changes, and require annual reporting by the Planning Department regarding Electric Vehicle Charging Location and Fleet Charging project approvals; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
 (Continued from Canceled Hearing on March 10, 2022)

SPEAKERS: = Aaron Starr – Staff Report
 + Sarah Owens, Environment Advisor – Introduction to ordinance
 - Judy Lee – Request continuance, policy
 - Jack Weisenberger – Ensure equitable distribution
 - Alex Lansberg – Not ready
 - Peter Papadopoulos – Equity first approach
 + Mark – Support
 + Elmy Bermejo – Support
 + Daniel Herzstein – Support
 - Patricia Boyd – Can’t afford to lose public parking
 + Sara Greenwald – Support
 - Oscar – Housing over parking
 = Corey Teague – Response to comments and questions
 = Rich Hillis – Response to comments and questions

ACTION: After hearing and closing public comment; Continued to April 14, 2022
 AYES: Fung, Imperial, Koppel, Moore
 NAYS: Diamond, Tanner

9. [2022-000546PCAMAP](#) (J. SHAW: (628) 652-7449)
ELIMINATION OF THE INDUSTRIAL PROTECTION ZONE SUD – **Planning Code Amendment** – Ordinance sponsored by Supervisor Walton amending the Planning Code and Zoning Map to eliminate the Industrial Protection Zone Special Use District (IPZ SUD), and allow Social

Service or Philanthropic Facilities Uses greater than 5,000 gross square feet (gsf) subject to a conditional use authorization in Production, Distribution, and Repair 2 (PDR-2) districts; 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 pursuant to Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Jeremy Shaw – Staff Report
 + Matt Stern – Grandfathering
 + John Kevlin – Grandfathering
 + Zack Weizenberger – Support

ACTION: After a Motion to Approve without Staff Modifications failed +2 -4;
 Approved with Staff Modifications

AYES: Diamond, Fung, Koppel, Tanner

NAYS: Imperial, Moore

RESOLUTION: 21088

10. [2019-023037ENV](#) (S. GEORGE: (628) 652-7558)

WATERFRONT PLAN – Review and Comment on the **Draft Environmental Impact Report**. The Port of San Francisco's proposed 2019 Waterfront Plan Project (2019 Plan or proposed project) would update and amend the 1997 Waterfront Land Use Plan, which sets long-term goals and policies to guide the use, management, and improvement of 7.5 miles of properties under the Port's jurisdiction, from Fisherman's Wharf to India Basin. The nine goals and policies proposed by the Plan include but are not limited to preservation and enhancement of the waterfront's function as a maritime port, hosting a diversity of activities and people, enhancing public access and open space along the waterfront, the design of quality new development and preservation of the waterfront's historic character, strengthening the Port's resilience to climate change impacts, and cultivating an environmentally sustainable port to limit the impacts of climate change. The EIR would analyze the physical environmental impacts of the proposed goals, policies, and objectives based on land use growth assumptions determined by the San Francisco Planning Department, and the resulting physical development that could occur under the 2019 Plan. Land use objectives proposed by the Plan are particular to each of the five waterfront subareas: Fisherman's Wharf, Northeast Waterfront, South Beach, Mission Bay and the Southern Waterfront. Overall, the land use objectives increase intensity of use, diversify uses, and enhance public access and transportation infrastructure throughout the waterfront. The 2019 Plan requires amendments to the general plan, planning code, and zoning map (for waterfront special use districts), including updates the waterfront design review procedures and creation of the Waterfront Special Use District 4.

NOTE: Written comments on the Draft Environmental Impact Report will be accepted at CPC.WaterfrontEIR@sfgov.org or at the Planning Department until 5:00 p.m. on April 25, 2022.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Sherie George – Staff Presentation
 - David Wygent – Health impacts to aquatic parks
 - Speaker – Concerns
 - Sue Hestor – Ground water quality

- Jean – Impacts
 ACTION: Reviewed and Commented

11. [2021-007709ENX](#) (A. WESTHOFF: (628) 652-7314)
1298 HOWARD STREET – northeast corner of 9th Street; Lots 198, 199, 200, 201 in Assessor's Block 3728 (District 6) – Request to amend the **Large Project Authorization (LPA)**, granted by Motion No. 19867, to allow additional exceptions pursuant to Planning Code Section 329 for off street parking (Planning Code Section 151.1) and mid-block alley controls (Planning Code Section 270.2). The previously approved LPA allowed for the demolition of the existing structures, the merger of five lots and the new construction of two 45- and 55-foot tall, four- and five-story mixed-use buildings totaling approximately 142,500 square feet that includes 13,850 square feet of ground floor office and or commercial retail space, and 128,650 square feet of residential use for 129 dwelling units. The requested exception to off-street parking would allow the conversion of 11 parking spaces from non-residential to residential use in excess of what is principally permitted by Planning Code Table 151.1. The Project would maintain the approved 71 off-street parking spaces. The other requested exception would permit the mid-block alley to be secured by gates closed at night. The project is located within the RCD (Regional Commercial), WMUG (WSOMA – Mixed Use–General), RED-MX (Residential Enclave–Mixed) Zoning Districts and 45-X and 55-X Height and Bulk Districts.
Preliminary Recommendation: Approve with Condition

SPEAKERS: = Alex Westhoff – Staff Report
 + Tuija Catalano – Project Sponsor
 + Corey Smith – More housing is essential
 + Laura – Parking
 + Matthew Gordon – Security gates
 + Josephine – Parking
 + Daniel Ho – Parking
 + Josh – Keep families in the city
 - Patricia Boyd – Parking
 + Nate – Security gates
 + Maria – Parking
 - Speaker – Concerns, mid-block crossing
 - Leonard Basoco – Labor dispute with contractor
 + Mary – Security gate
 + Thiery - Parking
 + Eduardo Saguez – Project sponsor response to comments and questions
 ACTION: Approved with Conditions
 AYES: Diamond, Fung, Imperial, Koppel, Moore, Tanner
 MOTION: 21089

12. [2019-022850ENV](#) (D. LEWIS: (628) 652-7543)
1101-1123 SUTTER STREET – Certification of the **Final Environmental Impact Report (EIR)** – The project site is composed of the eastern half of the block bounded by Larkin Street to the east, Polk Street to the west, Sutter Street to the north and Hemlock Street to the south (Assessor's block/lot 0692/001 and 0692/019). The proposed project would rehabilitate the existing three-story building at 1101 Sutter Street and demolish the existing one-story plus partial mezzanine building at 1123 Sutter Street for the construction of a new 14-story, 152-foot-tall building. The proposed project would provide 221 residential units, 4,146 square

feet of commercial use, 4,069 square feet of childcare use, 11,947 square feet of open space, 55 vehicular parking spaces, and 176 bicycle parking spaces. The buildings at 1101 and 1123 Sutter are both historic resources for purposes of the California Environmental Quality Act. The project would use the Individually Requested State Density Bonus Program and provide affordable housing units onsite. The project site is located within the Polk Street NCD (Neighborhood Commercial District) Zoning District and 65-A and 130-E Height and Bulk District.

Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on October 5, 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

(Continued from Canceled Hearing on March 10, 2022)

SPEAKERS: = Don Lewis – Staff Presentation
 = Kevin Guy – Staff Report
 + Patrick McNerney – Project Sponsor Presentation
 + David Baker – Design Presentation
 + Danny Campbell – Support
 + Eduardo Saguez – Support
 + Corey Smith – Fitness center, child care
 + Pete – Support
 + Speaker – Essential to housing shortage
 + John Corso – Local 38
 + Peter White – Support
 + Christopher – Support
 + Melanie Tringali – Onsite childcare
 + Kayla Barnes – Onsite childcare
 + David Gooding – Reduce housing deficit
 + Dan Torres – Support
 + Danielle – Support
 + Brett Young – Support
 = Liz Watty – Response to comments and questions
 = Rich Hillis – Response to comments and questions

ACTION: Certified
 AYES: Diamond, Imperial, Koppel, Moore, Tanner
 ABSENT: Fung
 MOTION: 21090

- 13a. [2019-022850ENV](#) (K. GUY: (628) 652-7325)
1101-1123 SUTTER STREET – southwest corner of Larkin Street; Lots 1 & 019 in Assessor’s Block 0692 (District 3) – Request for **Adoption of Findings**, a Statement of Overriding Considerations, and a Mitigation, Monitoring, and Reporting Program (MMRP) pursuant to the California Environmental Quality Act (CEQA). The proposed project (“Project”) would renovate and incorporate the existing building at 1101 Sutter Street into the development, demolish the existing building at 1123 Sutter Street, and construct a new 14-story building reaching a height of approximately 152 feet. The Project would contain a total of 221 dwelling units (including 44 dwelling units provided as on-site affordable units). The Project also includes a 4,069 square foot childcare center, 4,146 square feet of ground-floor commercial uses, 55 vehicle parking spaces, and two carshare parking spaces. The Project is

utilizing the Individually Requested State Density Bonus Program to achieve a 50% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-65918, as revised under Assembly Bill No. 2345 (AB 2345). The Project requests one incentive related to the width of parking and loading entries, as well as five waivers related to exposure, height, bulk, rear yard, and setbacks on narrow streets. The project site is located within the Polk Street NCD (Neighborhood Commercial District) Zoning District and 65-A and 130-E Height and Bulk District.

Preliminary Recommendation: Adopt Findings

SPEAKERS: Same as item 12.
 ACTION: Adopted Findings
 AYES: Diamond, Fung, Imperial, Koppel, Moore, Tanner
 MOTION: 21091

- 13b. [2019-022850CUA](#) (K. GUY: (628) 652-7325)
1101-1123 SUTTER STREET – southwest corner of Larkin Street; Lots 1 & 009 in Assessor's Block 0692 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 121.2, and 303 to allow development of a lot exceeding 2,500 square feet, and to allow non-residential uses exceeding 2,000 square feet within the Polk Street NCD (Neighborhood Commercial District) and 65-A and 130-E Height and Bulk Districts. The proposed project ("Project") would renovate and incorporate the existing building at 1101 Sutter Street into the development, demolish the existing building at 1123 Sutter Street, and construct a new 14-story building reaching a height of approximately 152 feet. The Project would contain a total of 221 dwelling units (including 44 dwelling units provided as on-site affordable units). The Project also includes a 4,069 square foot childcare center, 4,146 square feet of ground-floor commercial uses, 55 vehicle parking spaces, and two carshare parking spaces. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 50% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-65918, as revised under Assembly Bill No. 2345 (AB 2345). The Project requests one incentive related to the width of parking and loading entries, as well as five waivers related to exposure, height, bulk, rear yard, and setbacks on narrow streets. 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 Canceled Hearing on March 10, 2022)

SPEAKERS: Same as item 12.
 ACTION: Approved with Conditions as amended by Staff and read into the record.
 AYES: Diamond, Fung, Imperial, Koppel, Moore, Tanner
 MOTION: 21092

14. [2018-009081ENV](#) (S. GEORGE: (628) 652-7558)
2055 CHESTNUT STREET – south side between Fillmore Street and Mallorca Way; property also fronts Lombard Street between Fillmore and Steiner Streets; Lot 009 in Assessor's Block 0491 (District 2) – **Appeal of Preliminary Negative Declaration** for the proposed demolition the existing one-story building at 2055 Chestnut Street and construction of a 40-foot-tall, three-story mixed-use building containing 49 dwelling units and approximately 36,700 gross square feet (gsf) of retail use that includes 14,000 sf that has been designed to accommodate a grocery store use, one off-street commercial loading space, and a basement

level parking garage with 20 vehicle parking spaces. The project would include 80 Class 1 off-street bicycle parking spaces, and 16 Class 2 on-street bicycle parking spaces. Approximately 95 feet of curb along the project's Lombard Street frontage would be converted to commercial loading. Approximately 40 feet of curb along the project's Chestnut Street frontage be converted to passenger loading. The subject property is located within both a NC-2 (Small-Scale Neighborhood Commercial) and NC-3 (Moderate-Scale Neighborhood Commercial) Zoning Districts and 40-X Height and Bulk District.

Preliminary Recommendation: Uphold

(Continued from Regular Hearing on February 24, 2022)

SPEAKERS: = Sherie George – Staff Presentation
 = Matt Dito – Staff Report
 - Patricia Boyd – Appellant
 + Emily Gosack – Project Sponsor Presentation
 + Dan Safier – Neighborhood retail presentation
 - Trish Robbins – Not compatible with the neighbor
 = Kirsten Jensen – City attorney response to comments and questions
 + Dan Frattin – Project sponsor response to comments and questions

ACTION: Upheld the PND

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

MOTION: 21093

15. [2018-009081CUA](#) (M. DITO: (628) 652-7358)
2055 CHESTNUT STREET – south side between Fillmore Street and Mallorca Way; property also fronts Lombard Street between Fillmore and Steiner Streets; Lot 009 in Assessor's Block 0491 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 121.2, 303, 304, 711 and 712 for a Planned Unit Development (PUD) to construct a 40-foot- tall three-story mixed-use building with 49 dwelling units over approximately 36,700 square feet of retail uses on the ground floor, including a 14,000 square foot general grocery use on the Lombard Street frontage. The proposed building contains 80 Class 1 off-street bicycle parking spaces and 16 Class 2 on-street bicycle parking spaces, a basement level parking garage with 20 vehicle parking spaces, and one off-street loading space on the Lombard Street frontage. There is approximately 6,000 square feet of common usable roof deck open space available to the dwelling units. The project proposes to demolish the existing one-story building and surface level parking lot. The project is requesting modifications of the rear yard requirement of Planning Code Section 134 and the parking and loading entrances requirement of Planning Code Section 145.1(c)(2). The subject property is located within both a NC-2 (Small-Scale Neighborhood Commercial) and NC-3 (Moderate-Scale Neighborhood Commercial) 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 Canceled Hearing on February 17, 2022)

SPEAKERS: Same as item 14.

ACTION: Approved with Conditions as amended by Staff and read into the record; setback the roof deck; and provide the Department a six month monitoring report from the date of operation.

AYES: Diamond, Fung, Imperial, Koppel, Tanner

NAYS: Moore
MOTION: 21094

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. [2021-001899DRP](#) (D. WINSLOW: (628) 652-7335)
315 RUTLEDGE STREET – south side between Peralta and Alabama Streets; Lot 043 in Assessor’s Block 5541 (District 9) – Request for Discretionary Review of Building Permit No. 2021.0128.3503 to construct a three-story over basement, single-family residence on a vacant lot 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
- Marshall Owens – DR Presentation
+ Eric Staten – Project Sponsor Presentation
- Speaker – Opposed

ACTION: No DR
AYES: Diamond, Fung, Imperial, Koppel, Moore, Tanner
DRA: 778

18. [2020-009321DRP-02](#) (D. WINSLOW: (628) 652-7335)
2132 16TH AVENUE – east side between Rivera and Quintara Streets; Lot 015 in Assessor’s Block 2202 (District 7) – Request for **Discretionary Review** of Building Permit No. 2021.0901.3083 to construct a 557 square foot third-story horizontal addition to an existing three-story, one-family residence within a RH-1(D) (Residential House, One-Family-Detached) 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
- Paul Thompson – DR Presentation
+ Tony Wright – Project Sponsor Presentation
+ Robin – Support

ACTION: No DR
AYES: Diamond, Fung, Imperial, Koppel, Moore, Tanner
DRA: 779

ADJOURNMENT 6:51 PM - IN MEMORY OF COMMISSIONER KATHLEEN DOOLEY
ADOPTED APRIL 7, 2022