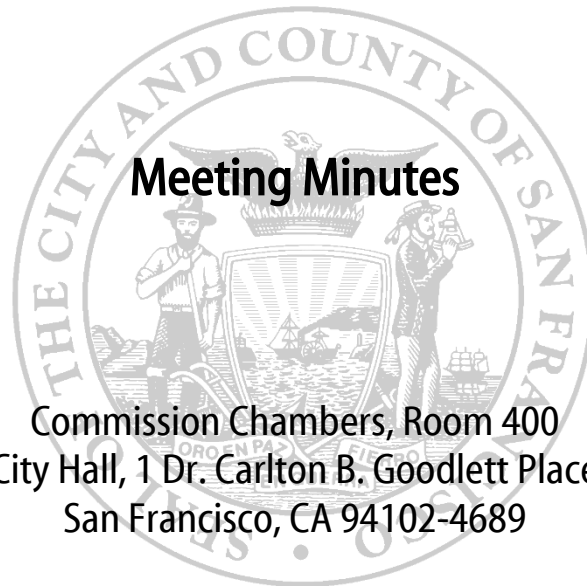


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, March 31, 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 1:02 PM

STAFF IN ATTENDANCE: Julie Moore, Gretel Gunther, Rich Sucre – Deputy 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. 2019-015439DRP (D. WINSLOW: (628) 652-7335)
1937 17TH AVENUE – west side between Ortega and Pacheco Streets; Lot 002 in Assessor's Block 2117 (District 7) – Request for **Discretionary Review** of Building Permit No.

2019.0806.7958 to construct a rear horizontal and vertical addition to a two-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

(Continued from Regular hearing on February 24, 2022)

(Proposed for Continuance to April 7, 2022)

SPEAKERS: None

ACTION: Continued to April 7, 2022

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

2. 2020-008133CUA (J. HORN: (628) 652-7366)
228 VICKSBURG STREET – west side between Elizabeth and 24th Streets; Lot 011 of Assessor’s Block 3652 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 317, to demolish an existing 1,270 square-foot, one-story one-family dwelling and to construct a new 6,325 gross-square-foot, four-story three-family dwelling which includes a 2,262 square-foot, two-bedroom dwelling unit, a 1,499-square-foot two-bedroom dwelling unit, a 1,235-square-foot two-bedroom dwelling unit, and a 789-square-foot garage providing two vehicle parking space and three Class 1 bicycle parking spaces. The project site is located 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: Approve with Conditions

(Continued from Regular hearing on February 10, 2022)

(Proposed for Continuance to April 21, 2022)

SPEAKERS: None

ACTION: Continued to April 21, 2022

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

3. 2021-002528DRP (D. WINSLOW: (628) 652-7335)
110 EL CAMINO DEL MAR – north side near 25th Avenue; Lot 019 in Assessor’s Block 1302 (District 2) – Request for **Discretionary Review** of Building Permit No. 2021.0217.4806 to construct a horizontal addition at the ground level and a roof deck including railings and a stair penthouse at the rear built into the existing hip roof of an existing two-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

(Proposed for Continuance to April 21, 2022)

SPEAKERS: None

ACTION: Continued to April 21, 2022

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

4. 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 January 13, 2022)
(Proposed for Continuance to April 28, 2022)

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

5. 2019-017272ENV (J. MOORE: (628) 652-7566)
PG&E POWER ASSET ACQUISITION PROJECT – primarily in the southern portion of San Francisco and along the county border in the northern portions of Brisbane and Daly City (Districts 4,7,10 and 11) – **Appeal of Preliminary Negative Declaration** for the proposed acquisition of Pacific Gas and Electric Company’s (PG&E’s) distribution assets and substantially all of PG&E’s transmission assets that are needed for the city to provide reliability electricity service to customers within San Francisco. As part of the transfer, certain PG&E facilities outside of the city limits must be physically separated from PG&E’s electricity grid within the city. The environmental review discusses those components that would require physical changes to the environment, such as new underground power distribution lines and vaults, new equipment at four existing substations, and distribution system separation work, which would be located primarily in the southern portion of San Francisco and along the county border in the northern portions of Brisbane and Daly City. The main distribution line alignment would be approximately 5 miles long and installed primarily under streets and sidewalks from Junipero Serra Boulevard and Holloway Avenue to Brotherhood Way, along Alemany Boulevard and Geneva Avenue to the Martin substation in Brisbane. New equipment would be installed within the existing Martin, Potrero, Plymouth, and Randolph substations.
Preliminary Recommendation: Uphold
(Proposed for Continuance to July 28, 2022)

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

6. [2020-006377CUA](#) (C. CAMPBELL: (628) 652-7387)
 4687 MISSION STREET – southeast side between Persia Street and Brazil Avenue; Lot 021 in Assessor’s Block 6083 (District 11) – Request for **Conditional Use Authorization**, Planning Code Sections 202.2, 303 and 720 to establish an approximately 884 square foot Cannabis Retail use within the Excelsior Outer Mission Street NCD (Neighborhood Commercial District) Zoning District and 65-A Height and Bulk District. The Project qualifies for the Community Business Priority Processing Program (CB3P). 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 February 24, 2022)

SPEAKERS: None

ACTION: Continued Indefinitely

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

13. [2021-010898CUA](#) (L. AJELLO: (628) 652-7353)
 1017 DIVISADERO STREET – west side between Turk Street and Golden Gate Avenue; Lot 022 in Assessor’s Block 1153 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 759, to establish an approximately 1,183 square-foot Cannabis Retail Use on the ground floor within an existing two-story mixed-use building. The subject property is located within the Divisadero Street NCT (Neighborhood Commercial Transit) Zoning District and 65-A 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: None

ACTION: Continued to April 28, 2022

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

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

C. COMMISSION MATTERS

7. Commission Comments/Questions

President Tanner:

I’d like to start off with our land acknowledgement that I will be reading today. And again, just to run it be the other Commissioners if they want to take part of this in the future that, please sign up. Just let me know either a minute before the hearing or preferably before it is read at some time.

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

Thank you.

Commissioner Moore:

I would like the Planning Department to acknowledge the following – in the last week, three times I have noticed a visual impaired person struggling up a sidewalk which was completely obstructed by scooters which were parked perpendicular to the curb, and porta-potties of the construction sites which was clearly obstructing the clear passage on an uphill sidewalk. As stewards of Better Streets, somebody needs to grab the ball and deal with these unacceptable obstructions. And I'm looking for the Planning Department, perhaps to with work others to address this. There is mode of transportation involved in here and the incredible increase in residential construction has made sidewalks to become steeplechase. I ask for the Commissioners; support and ask the Department to address this issue. Thank you.

President Tanner:

I'll just say thank you Commissioner Moore for bringing that to our attention. I certainly something I think we all observe on our day-to-day life. And so, I'm not sure Director, if went to reach out to the MTA or Public Works and how we might, through our permitting or with DBI and other partners, try to limit the impacts of scooters and some of the other things that are taking up room on the sidewalks.

Rich Hillis, Planning Director:

What I can do, President Tanner and Commissioner Moore, is put this on a future agenda of our director's working group which was formed to address issues like this that kind of cross department boundaries and Public Works is there and MTA is there. So, I will include that on the future agenda and report back to you all.

President Tanner:

Thank you.

D. DEPARTMENT MATTERS

8. Director's Announcements

Rich Hillis, Planning Director:

Just quickly, good afternoon. I wanted to highlight that the Housing Element informational item is before us next week-- or before you next week. The information has been posted on our website or on sfhousingelement.org. I think you all received an email with the information but it's there. It's been there for the past week and just wanted to let

the public know that it's there for their review and we will have at hearing next week. Thank you.

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

Jonas P. Ionin, Commission Secretary:

Actually, we don't have a Board report because they were on recess. I have not received a report from the Board of Appeals and the Historic Preservation Commission did not meet yesterday.

President Tanner:

Jonas, before you go on, I do want to update which is I believe our new Commissioner will be joining us I think next week. I believe her swearing in is scheduled for next Tuesday. So, she'll be with us next week.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – 3/29 Email to the Commission show how the Demo Calculations have been manipulated by developers because they have never been adjusted as the Commission empowered by Section 317 (b) (2) (D). Egregious project avoided the rules twice through manipulating the existing numeric values in the Demo Calcs. Example illustrates overall problem: Loss of housing that could be considered 'more financial accessible' as described in the Section 317 (a) Findings. Page 163 of the packet for 4/7 hearing on Housing Element: New policy eliminated CUA for Demolitions Page 523 ability of Commission to adjust Calcs and reduce values, not mentioned as a way that housing could have been preserved. Words "Demolition Calculations" are not even used. Words "Demolition Calculations" are not even used. Word "gymnastics" is used to describe how projects are designed in such a way to be "just under the numeric threshold". Section 317 never applied by Staff or Commission as intended to preserve housing.
Theodore Randolph – Work on plans
Eileen Boken – RHNA document
Yonathan Randolph – Housing Element

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.

10. [2019-014146ENV](#) (J. MOORE: (628) 652-7566)
520 JOHN MUIR DRIVE (LAKE MERCED WEST) – Approximately 11 acres at 520 John Muir Drive on the south side of Lake Merced; Block/Lots 7283/004 – Public Hearing on **Draft Environmental Impact Report**. The Recreation and Parks Department proposes a public recreational facility that would offer an array of activities such as trail use, picnicking,

paddleboarding, kayaking, fishing, fitness activities, ropes course, birdwatching, outdoor exercise, skateboarding, basketball, and other activities on multi-use courts, as well as restaurant dining, and indoor space for gatherings such as community meetings and birthday parties. The existing buildings would be demolished. A new community building, restaurant, and patio would be built near the center of the site, along with a playground, multi-use court, basketball court, and picnic areas surrounded by meadows and natural areas. A new boathouse, boat dock, and watercraft soft landing area are proposed adjacent to the lake. An arborist office and yard are proposed at the southeastern end of the site; new restrooms, a ropes course, skatepark, and 80 public parking spaces are also proposed. **Written comments will be accepted at CPC.LakeMercedWestEIR@sfgov.org or at the Planning Department until 5:00 p.m. on April 11, 2022.**

Preliminary Recommendation: Review and Comment

SPEAKERS: = Julie Moore – Staff Presentation
 + Supervisor Myrna Melgar – Boat docks
 + Emily Koenig – Pacific Rowing Club
 + Sam Nielson – Pacific Rowing Club
 + Speaker - Pacific Rowing Club
 + Speaker – Larger boathouse
 - Andrew Howard – Gun range, impacts
 + Wes Powell – Need leadership
 + Christian Wawrzonek – Give space for rowing
 + Leslie Lambert – Rowing
 + Bart – Support

ACTION: Reviewed and Commented

11. [2019-012820AHB](#) (L. HOAGLAND: (628) 652-7320)
 4742 MISSION STREET – west side between Leo Street and Onondaga Avenue; Lots 004 and 005 in Assessor’s Block 6956 (District 11) – **Informational Presentation** of the rear yard landscape plan for the HOME-SF Project at 4742 Mission Street, conditionally approved by the Planning Commission on March 4, 2022, per Motion No. 20868.
Preliminary Recommendation: None - Informational

SPEAKERS: = Rich Sucre – Staff Report
 + John Kevlin – Project Sponsor Presentation

ACTION: Reviewed and Commented

12. [2021-003326CUA](#) (G. GUNTHER: (628) 652-7607)
 491 23RD AVENUE – west side between Anza Street and Gearsy Boulevard; Lot 016B in Assessor’s Block 1521 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.2, 303, and Interim Zoning Control 2021-000694PCA, File No. 201370, passed by the Board of Supervisors on January 12, 2021, for Large Residential Projects in RC, RM, and RTO Zoning Districts, to allow the alteration and expansion of an existing three-story single-family dwelling from approximately 1,963 square feet to 2,342 square feet. The project also proposes to add an approximately 644 square foot accessory dwelling unit at the first floor, increasing the total number of units from one to two. The proposed project will create a single unit greater than 2,000 square feet in size and will not maximize the principally permitted residential density for the subject lot. The project is located within a RM-1 (Residential-Mixed, Low Density) 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: = Gretel Gunther – Staff Report
+ David Marlatt – Project Sponsor Presentation
= Rich Hillis – Response to comments and questions
= Rich Sucre – Response to comments and questions

ACTION: Approved with Conditions

AYES: Diamond, Fung, Koppel, Tanner

NAYS: Imperial, Moore

MOTION: 21095

ADJOURNMENT 2:48 PM
ADOPTED APRIL 14, 2022