

SAN FRANCISCO PLANNING COMMISSION



Thursday, April 7, 2022
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Ruiz, 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: Aaron Starr, Kimia Haddadan, Miriam Chion, Maia Small, James Pappas, Audrey Merlone, 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. 2020-004414CUA (C. ENCHILL: (628) 652-7551)
618-630 OCTAVIA STREET – east side of between Fulton and Grove Streets; Lots 037 & 038
in Assessor's Block 0793 (District 5) – Request for **Conditional Use Authorizations**, pursuant

to Planning Code Section 317 for Residential Demolition; and Planning Code Section 303, to allow accessory parking above that principally permitted from 0.5 spaces per dwelling unit (20 spaces) to 0.75 spaces per dwelling unit (30 spaces) in the Hayes-Gough NCT Zoning District for a Project that would construct a new eight-story, 85-ft tall, mixed-use building (approximately 51,783 square feet) with 40 dwelling units, and making findings of eligibility for the individually requested State Density Bonus (California Government Code Sections 65915-65918) and receive one Concession and Incentive to exceed principally permitted parking, and three waivers for: 1) Rear Yard (Section 134); 2) Dwelling Unit Exposure (Section 140); and 3) Building Height (Section 260). The Project would also merge two lots to create one, approximately 9,451 square-foot, lot. The project site is located within the Hayes-Gough NCT (Neighborhood Commercial Transit) Zoning District, Market and Octavia Planning Area, 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\(h\)](#).

(Proposed for Continuance to April 14, 2022)

SPEAKERS: None
 ACTION: Continued to April 14, 2022
 AYES: Ruiz, Diamond, Fung, Imperial, Koppel, Moore, Tanner

2. [2020-007806CUA](#) (C. MAY: (628) 652-7359)
1314 PAGE STREET – north side between Central Avenue and Lyon Street; Lot 013 in Assessor's Block 1221 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317 to legalize a dwelling unit merger of two residential flats within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Disapprove

(Proposed for Continuance to June 16, 2022)

SPEAKERS: None
 ACTION: Continued to June 16, 2022
 AYES: Ruiz, Diamond, Fung, Imperial, Koppel, Moore, Tanner

3. 2021-004133DRP (D. WINSLOW: (628) 652-7335)
118 ROBINHOOD DRIVE – south side of Robinhood Drive and north of Lansdale Avenue; Lot 035 in Assessor's Block 2992 (District 7) – Request for **Discretionary Review** of Building Permit No. 2021.0325.7259 to construct a second story vertical addition to a detached single-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\(h\)](#).

WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

4. 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
WITHDRAWN*

SPEAKERS: None
ACTION: Withdrawn

- 12a. [2021-011722CUA](#) (K. AGNIHOTRI: (628) 652-7454)
[3251-3253 STEINER STREET](#) – southwest corner of Lombard Street; Lot 001 in Assessor's Block 0511 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317 and 712 to convert two dwelling units to Non-Retail Professional Service uses on the second and third floors of the subject building. The project is located within a NC-3 (Neighborhood Commercial – Moderate Scale) Zoning District and 40-X Height and Bulk District. Please note, there is an additional proposal on the subject property for a Conditional Use Authorization to establish a cannabis retail use in the commercial space at 2205 Lombard Street, which is located on the ground floor of the subject property (Case No. 2021-007323CUA). The applicant requests to convert the existing residential two-car garage to commercial loading for the Cannabis Retail Use
Preliminary Recommendation: Disapprove

SPEAKERS: None
ACTION: Continued to April 21, 2022
AYES: Ruiz, Diamond, Fung, Imperial, Koppel, Moore, Tanner

- 12b. [2021-011722VAR](#) (K. AGNIHOTRI: (628) 652-7454)
[3251-3253 STEINER STREET](#) – southwest corner of Lombard Street; Lot 001 in Assessor's Block 0511 (District 2) – Request for **Variations** from the requirements of the Planning Code pursuant to Section 305(d), to remove the condition of approval associated with Variance Case No. 86.019V that requires the two off-street parking spaces in the ground story garage be provided for the two dwelling units. The project is located within a NC-3 (Neighborhood Commercial – Moderate Scale) Zoning District and 40-X Height and Bulk District.

SPEAKERS: None
ACTION: ZA Continued to April 21, 2022

- 12c. [2021-007323CUA](#) (L. AJELLO: (628) 652-7353)
[2205-2207 LOMBARD STREET](#) – southwest corner of Steiner Street; Lot 001 of Assessor's Block 0511 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 712, to establish an approximately 1,958 square-foot Cannabis Retail Use with no on-site smoking or vaporizing of cannabis products (d.b.a. Rose Mary Jane) by combining two ground floor commercial spaces within an existing three-story mixed-use building, with no on-site smoking or vaporizing of cannabis products. This case is related to a residential project within the same building, 2021-011722CUAVAR. The applicant requests transfer of the existing residential two-car garage to commercial use. The subject property is located within a NC-3 (Neighborhood Commercial) 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\(h\)](#). Please note, there is an additional proposal on the subject property for a Conditional Use Authorization and Variance to convert the two dwelling units on the second and third floors of the subject building to Non-Retail Professional Service uses and to remove an existing condition of approval from a prior variance case that requires the two off-street parking spaces in the ground story garage be provided for the two dwelling units (2021-011722CUAVAR). The applicant requests to convert the existing residential two-car garage to commercial loading for the Cannabis Retail Use.

Preliminary Recommendation: Approve with Condition

SPEAKERS: None
 ACTION: Continued to April 21, 2022
 AYES: Ruiz, Diamond, Fung, Imperial, Koppel, Moore, Tanner

B. COMMISSION MATTERS

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

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

6. Commission Comments/Questions

President Tanner:

Thank you, Commissioners. I just want to welcome our new Commissioner. We are so glad to have you, we are so glad you were sworn in and seated today. You came just in time for a big item, our Housing Element which is one of the things that we do every eight years. So, it is not often that it is before us. Although this year, I think this is the third time that we are hearing it in the last 12 months. So, it's before us a lot when its time but not very frequently. So, we just want to welcome you to the Commission. If you want to say a few words, we're happy to just have you here and have a full complement of Commissioners.

Commissioner Ruiz:

Sure, I would like to say a couple of words. I just want to say how excited and happy I am to be here with all of you. Having been born and raised in San Francisco and lived in many of the neighborhoods across the city, never did I think I'd be able to do work like this and especially work alongside many of the community folks that I have had the privilege to work with over the past few years. And so, I just want to give a shout out to the folks in the Tenderloin and the Chinatown who really inspired me to have love for the Planning work. And so, I am really looking forward to working with all of you and to learning along the way. Thank you.

Commissioner Moore:

I just wanted to join with my regards and welcome to you. It is wonderful to have you and having a full Commission. It is indeed a wonderful opportunity to move forward particularly at this time. Welcome.

Commissioner Ruiz:

Thank you.

7. [2021-009977CRV](#) – **Remote Hearings** – Consideration of action and adoption of findings under California government code section 54953(e) to allow remote meetings during the COVID-19 emergency; continue remote meetings for the next 30 days; direct the Commission Secretary to schedule a similar resolution at a Commission meeting within 30 days.

SPEAKERS: = Georgia Schuttish – Grand traditional time for public comment

ACTION: Adopted

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

RESOLUTION: 21096

C. DEPARTMENT MATTERS

8. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners. No announcements from me just welcome Commissioner Ruiz. We had a chance to work together briefly on group housing issues in the Housing Element and valued your input and guidance. Thanks, and look forward to having you weigh in on a wide swath of issues that we take on here at Planning. So, welcome.

Commissioner Ruiz:

Thank you.

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

Aaron Starr, Manager of Legislative Affairs:

Hi good afternoon, Commissioners. It's nice to see you all. Welcome Commissioner Ruiz. It is exciting to have you on the Commission. At Land Use this week, first, the Land Use Committee heard Supervisor Melgar's resolution initiating the landmark designation for the Mother's Building, which is located at the SF Zoo. This is only an initiation. The designation still needs to go before the HPC and then back to the Full Board before it becomes a landmark. The Mother's Building first opened in 1925 and was originally part of the Fleishhacker Pool complex. The building is in serious need of pair and includes some significant New Deal murals and mosaics all done by female artists. Supervisor Peskin asked to be added as a co-sponsor and the Committee unanimously recommended the resolution to the Full Board.

Next, Supervisor Mandelman's Four Plex Legislation was on the docket but it was continued for another week to April 11th. We're all very excited to find out what the supervisors eventually put together and pass. And then at the Full Board this week, the landmark designation for the Trocadero Clubhouse passed its second read and the amendments to the Van Ness Special Use District for 1750 Van Ness Avenue passed its second read as well. And the appeal for the tentative map approval of O Palo Alto Avenue was continued to April 26th. That is all I have for you today. Thanks.

Jonas P. Ionin, Commission Secretary:

I have no report for the Board of Appeals but I did hear the Zoning Administrator chime in earlier, so maybe he has the report.

Corey Teague, Zoning Administrator:

Thank you, Jonas. The Board of Appeals did not meet last night.

Jonas P. Ionin, Commission Secretary:

Okay very good. The Historic Preservation Commission did meet yesterday. Most notably they heard a number of legacy business registry applications and they were all adopted with recommendations for approval. But those properties included the Latin Jewelers at 2344 Mission Street, the Valentino Market at 2000 Filbert Street, Buddha Lounge at 901 Grant Avenue, Far East Cafe at 631 Grand Avenue, SF Carts and Concessions, Inc. at 333 Post Street, Sai's Vietnamese Restaurant at 505 Washington Street, Paxton Gate at 824 Valencia Street, the Buenavista Café at 2765 Hyde Street, the Helmand Palace at 2424 Van Ness Avenue and the Small Fry's Children Store at 3984 24th Street. They also considered the St. Francis Wood Historic District and adopted a resolution recommending its adoption.

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Section 317
 Patricia Boyd – Issues and concerns, Marina
 Eileen Boken – State Auditor findings, RHNA

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.

10. [2019-016230CWP](#) (K. HADDADAN: (628) 652-7436)
HOUSING ELEMENT 2022 – 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 fifth informational hearing on this project at the Planning Commission. It will allow SF Planning to share the third draft of the 2022 Update and supporting documents, including: Housing Needs Assessment and Assessment of Fair Housing, Sites Inventory Report and Rezoning Program, Analysis of Government and Non-Government Constraints Report, Evaluation of 2014 Housing Element Report, General Plan Consistency Analysis and Draft Amendments, and Racial and Social Equity Impact Analysis Scope. Publications of these required reports on March 25th serves as a 30-day notice required by State Law to seek public input on the contents of these reports. SF Planning will

submit the Housing Element third draft packet to the State Department of Housing and Community Development on April 30th for their review and comments.

Preliminary Recommendation: None – Informational

- SPEAKERS:
- = Rich Hillis – Introduction
 - = Kimia Haddadan – Staff Presentation
 - = Sheryl Davis – Human Rights Commission
 - = Eric Shaw – MOHCD
 - = Emily Cohen – Department of Homelessness and Supportive Housing
 - Georgia Schuttish – Rezoning Program will take three years. Commission should use their **legislative authority** in Section 317(b)(2)(D). Adjustment/Reduction of Demo Calcs would act as Interim Controls. The Commission has the **legislative authority** to implement Interim Controls which are needed to restrain speculation during three years. Draft highlights fact most of SF population is over 65. People in this age cohort seem to live mostly in areas that are being primed for Rezoning. Many in this cohort will die in the next decade+. Should analyze this demographic shift and what it means regarding housing needs/demand issues raised in Draft Element. Most tree canopy is in private rear yard mid-block open space. Soil is important too for carbon capture. Trend has been cementing over reary yards with excavations and retaining walls. The 2022 Housing Element needs to assess this loss of a productive way to fight Climate Change.
 - Joseph – Elimination of CUA public hearing process
 - + Jessica – Support
 - Zack Weisenburger – Equity for bipoc, reduced cost for renters
 - Ozzie Rohm – Misguiding
 - Kathy Lipscomb – Elimination vs Reduction
 - Lorraine Petty – Concerns, rent controlled units
 - + Sharaya Souza – American Indian data highlighted
 - Eileen Boken – Serious flaws
 - + Speaker – First step to do better
 - + Reina Tello – Costa Hawkins
 - + Corey Smith – Step in the right direction
 - = John – High rise project
 - Robert Fruchtman – Pipeline data
 - Speaker – More does need to be done, pipeline analysis
 - Katherine Howard – Threatens the preservation of rent control units
 - Mitch Mankin – Costa Hawkins and Ellis Act
 - Charlie Sciammas – Rent Coalition and PODER, issues and concerns
 - Anastasia Yovanopoulos – Rental units
 - Speaker – CUAs, benefiting the developers but not tenants
 - Jan – Structural concerns
 - Mark – Plans for density for the west side
 - Larisa Pedroncelli 3/21 letter – Unhoused people
 - Angelica Cabande – BIPOC
 - Peter Papadopoulos – Mapping, population vulnerable for displacements
 - Dan Robinson – Market rate housing
 - Marisol – Rent control, right to housing

- Eric Arguello – Private mixed-use development
- = Miriam Chion – Response to comments and questions
- = Rich Hillis – Response to comments and questions
- = Maia Small – Response to comments and questions
- = James Pappas – Response to comments and questions
- = Lydia Ely – MOHCD response to comments and questions

RECUSED: Ruiz
 ACTION: Reviewed and Comment

11. [2022-002129PCA](#) (A. MERLONE: (628) 652-7534)
ADULT SEX VENUES [BOARD FILE NO. 220264] – **Planning Code Amendment** – Ordinance amending the Planning Code to define Adult Sex Venue and principally permit, conditionally permit, or prohibit Adult Sex Venues in Commercial; Residential Commercial; Production, Distribution and Repair (PDR); Neighborhood Commercial; Neighborhood Commercial Transit; and Mixed Use Districts; 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

SPEAKERS: + Jacob Bintliff, Legislative aide – Introduction to ordinance
 = Audrey Merlone – Staff Report
 + Ken Row – Support
 + Ed – Support
 + Speaker – Support
 + Jessie – Support
 + Gabby – Support
 + Terry – Support
 + Speaker – Support

ACTION: Approved with Modifications
 AYES: Ruiz, Diamond, Fung, Imperial, Koppel, Moore, Tanner
 RESOLUTION: 21097

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.

13. [2020-010586DRP-02](#) (D. WINSLOW: (628) 652-7335)
1485 20TH AVENUE – west side between Kirkham and Judah Streets; Lot 013 in Assessor’s Block 1833 (District 15) – Request for **Discretionary Review** of Building Permit No. 2020.1125.9723 to construct a rear horizontal addition and add two accessory dwelling units to a three-story, two-unit 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

SPEAKERS: = David Winslow – Staff Report
- Breanna Gunn – DR Presentation
+ Denise Leadbetter – Project Sponsor
+ Amir Afifi – Design Presentation

ACTION: No DR

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

DRA: 780

ADJOURNMENT 5:24 PM
ADOPTED APRIL 21, 2022