

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, April 28, 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: Audrey Merlone, Trent Greenan, James Pappas, Joshua Switzky, Claire Feeney, Charles Enchill, Kate Conner, Laura Ajello, Michael Christensen, David Winslow, 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. 2021-006098CUA (M. CHRISTENSEN: (628) 652-7567)  
1358 SOUTH VAN NESS AVENUE – west side between 24<sup>th</sup> and 25<sup>th</sup> Streets; Lot 008 in Assessor's Block 6518 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.4, 303, and 317, to authorize the demolition of the existing

4,182 square foot, three-story, twelve-room single-family residence and separate garage structure, and construction of a new, 8,137 square foot, four-story, forty-foot-tall residential building containing seven dwelling units, within a RTO-M (Residential Transit Oriented – Mission) Zoning District, Calle 24 SUD (Special Use District), and 50-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)  
**(Proposed for Indefinite Continuance)**

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

15. [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 March 31, 2022)

SPEAKERS: None  
ACTION: Continued to May 26, 2022  
AYES: Ruiz, 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

2. [2016-004823CUAENX-02](#) (E. SAMONSKY: (628) 652-7417)  
[744 HARRISON STREET](#) – northwest corner of the intersection with Lapu Lapu Street; Lot 028 and 054 in Assessor’s Block 3751 (District 6) – Request for **Large Project Authorization and Conditional Use Authorization** pursuant to Planning Code Sections 249.40A, 303, 329, and 842.49 to extend, for a term of three years, entitlements previously approved by the Planning Commission through Motions No. 20093 and 20094 on January 18, 2018. The

proposed project includes the demolition of the existing two-story office building and construction of a new 85-foot tall, eight-story, mixed-use building containing a 22,148-square foot tourist hotel (50 rooms), 5,246 square feet of group housing (9 rooms with a common kitchen, dining and living area) and 1,234 square feet of restaurant use and an outdoor activity area at the ground floor. Under the LPA, the project sought exceptions from the PC requirements for rear yard, open space and street frontage pursuant to PC Sections 134, 135, and 145.1, respectively. The Project Site is located in the CMUO- Central SoMa Mixed-Use Office Zoning District, Central SoMa and SoMa Youth and Family Special Use Districts and 85-X and 45-X Height and Bulk Districts. 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: Approved with Conditions  
 AYES: Ruiz, Diamond, Fung, Imperial, Koppel, Moore, Tanner  
 MOTION: [21105](#) & [21112](#)

## C. COMMISSION MATTERS

4. Consideration of Adoption:
- [Draft Minutes for April 14, 2022](#)

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

5. Commission Comments/Questions

**President Tanner:**

I want to pause at this moment to do our land acknowledgment before we hear from the rest of you on items that may be on your mind.

“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.”

I just want to thank you for taking the time to do that with me today. And also on an unrelated Planning note, congratulations to the Warriors on their recent win. So, very exciting stuff.

6. [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 – Public comment time limit  
ACTION: Adopted  
AYES: Ruiz, Diamond, Fung, Imperial, Koppel, Moore, Tanner  
RESOLUTION: [21106](#)

## D. DEPARTMENT MATTERS

### 7. Director's Announcements

**Rich Hillis, Planning Director:**

Good afternoon, Commissioners. A couple items, one I just wanted to recognize Jonas Ionin. He is celebrating his 20<sup>th</sup> year with the Planning Department. Jonas, I think 10 years here at the Commission, how long as a Commission Secretary?

**Jonas P. Ionin, Commission Secretary:**

I've officially been Secretary since 2012. So, about 10 years.

**Rich Hillis, Planning Director:**

So, half his career here with you in the Commission. Also, I wanted to note under news with our Ground Play Program which is our effort to take underutilized public space. It is multi-jurisdictional or multi-agencies and converted to community space. Playland which you may know which is out on 43<sup>rd</sup> between Judah and Irving. It's a former School District site, has been used for open space, a skate park and I think there's a garden there. It's been successful. It has had a six-year run, but it's closing. We are having a celebration to close that. Good news, it's turning into housing, into teacher housing. But, we did also open Treat Plaza which is at the corners of Harrison, Treat and 16<sup>th</sup> off a former rail right-of-way, which was converted to open space, so that's good news. I also wanted to point out to you -- I sent you an email earlier today forwarding the Controller's monthly report on recovery and I think these are posted on the Controller's website as well, but continues to show where we're kind of in recovery mode but it's slow going as you can imagine. And as you've heard here, like office attendance is at about 35% of its pre-pandemic level. Vacancies are still fairly high at 20%. We're seeing some uptick in hotel occupancy. I think it's at 50+ percent but significantly lower than the 80+ percent it was pre-pandemic. So, I'll continue to forward those on when they come from the Controller's office and that's all I have.

**President Tanner:**

My only question is, did they give you anything for 20 years Jonas? What happens? Did you get like a pin?

**Jonas P. Ionin, Commission Secretary:**

I think you just get a pat on the back and a kick in the [Bleep].

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

**Audrey Merlone:**

Good afternoon, Commissioners. Audrey Merlone for Aaron Starr who is out today.

The Land Use Committee had a full agenda this week which included:

Presentations from the Controller's Office, Planning Department, and Rent Board regarding the Intermediate Length Occupancy (ILO) Program. The Controller's Office presented the results of their ILO study, which was mandated by the original ordinance, the Planning Department provided updates on application volume and enforcement considerations, and the Rent Board provided an update on how ILOs have impacted their work. Supervisor Peskin noted a need to prioritize enforcement of ILOs in rent-controlled units, which are prohibited from being classified as ILOs.

Second, Adult Sex Venues which were continued last week in order to incorporate all of the Commission's recommended modifications, so those were heard for a second time and was approved as a Committee Report.

Third, we have our 3 different, now 5 different Fourplex proposals. So, if you will just bear with me here. I can go into as much or as little details as you would like. I will take my queues from if you would like to hear more detail in any of these in this areas. But when the hearing first convened the ordinances were as follows:

So we have Supervisor Mandelman's ordinance, which proposed to allow 4 units on all RH zoned lots without an affordability requirement. He had previously amended his ordinance to include many of the Commission's recommended modifications, not all but many. If you would like me to go over what those were, again I'm happy to. . . .Okay, great.

And then beyond what the Commission had recommended that he incorporated, he had also previously included:

- Specifically stating in the legislation that all demolished units must be replaced
- Requiring any units over the base density to be rent-controlled
- And creating a new zoning district called RH-2(D), and rezoning all of the RH-1(D) parcels currently to that new zoning district

And some of these amendments were requested or introduced by Supervisor Melgar which Supervisor Mandelman was happy to incorporate previously. So at Monday's hearing, Supervisor Mandelman did not propose to amend his ordinance further. However, both Supervisor Mar and Supervisor Preston suggested additional amendments to Supervisor Mandelman's ordinance. Supervisor Preston's had one main proposed amendment and that was to include a requirement that all projects seeking to utilize this density exception must have owned the property for at least 5 years prior to filing their application for a project. And Supervisor Mar promoted a host of amendments to Supervisor Mandelman's ordinance. They included his affordability requirements that he had laid out in his own ordinance and a few other things. Another situation where I'm very happy to go into more detail if you would like . . . . Yes, okay great.

So, Supervisor Mar specifically proposed -

- Requiring all bonus units to be affordable at 100% of AMI
- Prohibiting short-term rentals of bonus units

- Setting minimum unit sizes for bonus dwelling units that match TCAC sqft minimums

Requiring that to receive the density bonus, that the owner must sign an affidavit stating they'll reside in one of the units for at least 5 years post construction

- Requiring the Planning Department to produce an annual report on "Racial Equity and Language Access Goals and Outcomes".
- And requiring the Rent Board to maintain a list of addresses of Bonus Dwelling Units and base units built and publish them on their website annually.

Supervisor Mandelman was not supportive Supervisor Mar's or Supervisor ordinances which is where we ended up with 5 new ordinances total. So, what they did instead was triplicated Supervisor Mandelman's original ordinance with his previous amendments. One of the duplicated files now incorporates Supervisor Preston's requirement, and the other triplicated file, it contains all of Supervisor Mar's package of amendments that I just read.

So, then we have two other ordinances to discuss in terms of fourplex, that's Supervisor Safai's and Supervisor Mar's original ordinance. Those were also both heard on Monday. So, just as a reminder Commissioners, you heard these ordinances earlier this year and recommended disapproval of both. And as a refresher, Supervisor Mar's ordinance proposes to allow 4 units only when the units above the base density of the project would be offered at 100% AMI for both renters and owners. Supervisor Safai's ordinance is similar except his affordability requirement is less severe than Supervisor Mar's.

At the hearing, Supervisor Safai introduced additional amendments to his ordinance. I am going to read these because I wanted to note these amendments require rereferral for your considerations. So, I'll read through them but if you would like a more in-depth presentation on any of these amendments, I am happy to do so. Just let me know today if that is possible otherwise, we will go forward with waving the Commission's right to rehear that item. So the amendments that Supervisor Safai introduced to his ordinance are include:

- Allowing projects to pay an in-lieu fee instead of building their affordable unit requirement on-site. The fee would be based on the average size of the total number of units, up to 740 square feet.
- Allowing up to 6 units on corner lots through this program
- And exempting eligible projects from 317 CUA's so long as the property is not a Historic Resource

So again, I will leave it to you as to whether you would like a more in-depth presentation on those amendments.

**Commissioner Imperial:**

Excuse me, I have a question. Would any of those amendments have to be, especially with Safai's, it sounds like it will still need to come back to the Planning Commission for reconsideration. Is that what I'm hearing?

**Audrey Merlone:**

Just Supervisor Safai's amendments, that I just read, because Supervisor Mar's host of amendments, all of them were already part of your consideration under his original

ordinance. The difference is that if Supervisor Mar's amendments do become part of Supervisor Mandelman's ordinance, which moves on to the Board, it will require two thirds vote at the Board because those amendments were the content of what you disapproved back in February of this year.

**President Tanner:**

Just to be clear. That's the triplicated ordinance that Supervisor Mar now has. Okay great.

**Audrey Merlone:**

Correct. One of the triplicated ordinances.

**President Tanner:**

That would have to come back if it gets traction, or would not.

**Audrey Merlone:**

That would not have to come back but it have to get a two-thirds majority vote. And Supervisor Safai's ordinance, which does have an affordability requirement, because he's making these new amendments, some of which are expanding the ordinances and loosening the regulations and restrictions, that's what needs to come back to the Commission if you would like.

**President Tanner:**

Great.

**Commissioner Imperial:**

I do have a question to Director Hillis. How is this going to affect the Housing Element now that it's on draft EIR with all of these amendments on the --

**Rich Hillis, Planning Director:**

I mean, it would have an effect on what our baseline is and what we need to rezone for because we did consider allowing for fourplexes and six units on corner lots as part of the proposed rezoning. So, if it happens at the Board in advance is that it just shifts the need to rezone for those parcels and instead includes it in the base we have to have.

**Commissioner Imperial:**

Okay. So, it will still be in the timeline for the Housing Element.

**Rich Hillis, Planning Director:**

Yeah.

**Commissioner Imperial:**

Okay.

**Rich Hillis, Planning Director:**

It's just how it would reflect in the Housing Element.

**Commissioner Imperial:**

Okay.

**Audrey Merlone:**

So, with those amendments that Supervisor Safai requested to his own ordinance, the Committee did agree to adopt those amendments into his ordinance and continue it to the call of the Chair. He, that was what the Supervisor requested, as that, he knows, that at this time, his ordinance doesn't have support, but, he believes as the requirements of the Housing Element become more of a reality, that there could be an appetite in the future to move his ordinance forward. Supervisor Mar did not propose any amendments to his original ordinance, just to Supervisor Mandelman's. So, after all of the new amendments were introduced, and the Supervisor Mandelman's file was triplicated, the Committee members turned to discussion and questions. All of the Committee members were especially interested in the feasibility study conducted by Century Urban which was included in your case packets for Supervisor Mar and Safai's ordinances, and which showed that even without an affordability requirement, acquiring a single-family home, demolishing it, and rebuilding 3-4 units on an RH lot was not likely to be financially feasible in most scenarios. The Committee members were critical of the timing of the study, its methodology, and its message.

Supervisor Mar and Preston both asked questions about the Commission's decision to disapprove Supervisor Mar and Supervisor Safai's ordinances. Supervisor Preston disagreed with the Commission's general plan findings of inconsistency. Supervisor Peskin continued to question the timing and availability of the feasibility study. Again, the feasibility study in question was provided as an exhibit in all case packets for Supervisor Mar and Safai's ordinances.

After staff responded to the Committee member's questions, Chair Melgar tasked the Department with conducting further analysis in conjunction with Century Urban which would examine the implications for homeowners, the affordability gaps created under Supervisor Safai and Supervisor Mar's ordinances, and potential financing mechanisms to close these gaps. So, essentially, to summarize everything that happened - the Supervisor Mandelman's ordinance was triplicated. One containing Supervisor Mar's ordinance amendments, one containing Supervisor Preston's ordinance amendments. Those were continued to May 9th at the Land Use Committee, and Supervisor Safai's ordinance with his new amendments incorporated was continued to the call of the Chair, and Supervisor Mar's ordinance which had no amendments was also continued to the call of the Chair. And that was Land Use.

At the Full Board this week, the Landmark Designation of the Clay Theater passed its second read, and Adult Sex Venues passed its first read. So, again if you have any questions and would like to hear Supervisor Safai's amendments as a full presentation, please just let me know. Thank you.

**E. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Georgia Schuttish – Besides the 2021 admission about the epicenter of de facto Demolition there is the handwritten Staff note from March 2009 about adjusting the Demo Calcs which the Commission is empowered to do under Section 317(b)(2)(D). The 2012 SF Weekly article should be read along with Part One and Part Two of my submitted comments for 4/28 General Public Comment. The Calcs should have been adjusted at least



twice if not three times since March 26, 2009. So here is my point: Since per the Draft Housing Element upzoning should and will occur within the next three years the Calcs need to be adjusted in the interim period and please ask the City Attorney about adjusting them twice if not three times for the reasons I wrote in my June 10, 2019 Letter which was sent to the Commission on 4/26 in Part One.

## 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.

3. [2022-001116CUA](#) (K. BOTN: (628) 652-7311)  
1548 CALIFORNIA STREET – north side between Polk and Larkin Streets; Lot 012 in Assessor's Block 0644 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 723 to establish an approximately 150 square feet accessory Liquor Store Use within an existing Bar Use (dba. Soda Popinski's) within the Polk Street NCD (Neighborhood Commercial District) 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: = Rich Sucre – Staff Report  
 + Mark Rennie – Project Sponsor Presentation  
 + Ben Blieman – Project Sponsor Presentation  
 - Gail Gutekunst – Request to take off of Consent, concerns  
 - Tom Cardelino – Take off Consent, concerns

ACTION: Approved with Conditions

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

MOTION: [21107](#)

9. [2022-000447CRV](#) (T. GREENAN: (628) 652-7324)  
SB-9 OBJECTIVE DESIGN STANDARDS – Request to **Adopt and Amendment** to the Objective Design Standards originally adopted by the Planning Commission on January 27, 2022, under Resolution R-21063, to add Architectural Objective Design Standards related to the Housing Opportunity and More Efficiency (HOME) Act (Senate Bill 9, 2021 Atkins).

*Preliminary Recommendation: Adopt*

SPEAKERS: = Trent Greenan – Staff Presentation  
 = Georgia Schuttish – Excavations, SB 9 projects  
 = Christopher Roach – Continue to work with staff  
 = Jeremy Schaub – Residential entries  
 = Lev Weisbach – Side yard setbacks  
 = Ross Levy – Side yard setbacks  
 = Karen Curtis – Setbacks

ACTION: Adopted

AYES: Ruiz, Fung, Imperial, Koppel

NAYS: Diamond, Moore, Tanner  
 RESOLUTION: [21108](#)

10. [2018-004047CWP-02](#) (J. PAPPAS: (628) 652-7470)  
2021 HOUSING INVENTORY REPORT AND HOUSING BALANCE REPORT NO. 14 – Informational Presentation – announcing the publication of the 2021 Housing Inventory Report and Housing Balance Report No. 14. This report is the 52<sup>nd</sup> in the series and describes San Francisco’s housing supply. Housing Inventory data accounts for new housing construction, demolitions, and alterations in a consistent format for analysis of housing production trends. Net housing unit gains are reported citywide, by zoning classification, and by planning district. Other areas covered include affordable housing production, condominium conversions, and changes to the residential hotel stock. In addition, a list of major housing projects completed and approved for construction in 2021 is provided. Report is available for the public at the Planning Department and on the website. The Housing Balance Report monitors the housing balance between market rate and new affordable housing production over a ten-year period.  
*Preliminary Recommendation: None – Informational*
- SPEAKERS: = James Pappas – Staff Presentation  
 = Reza Amindarbari – Response to comments and questions  
 = Rich Hillis – Response to comments and questions  
 = Joshua Switzky – Response to comments and questions  
 = Corey Smith – Reduce fees
- ACTION: Reviewed and Commented
11. [2020-000118CUA](#) (C. FEENEY: (628) 652-7313)  
1660 SHAFTER AVENUE –north side between Third and Lane Streets; Lot 006 of Assessor’s Block 5342 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317 to demolish a one-story, 520 square foot, single-family home and construct a three-story, 4,344 square foot, two-unit residential building that will have roof decks and a two-car garage 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: Approve with Conditions*
- SPEAKERS: = Claire Feeney – Staff Report  
 + Wing Lee – Project Sponsor Presentation
- ACTION: Approved with Conditions
- AYES: Ruiz, Diamond, Fung, Imperial, Koppel, Moore, Tanner
- MOTION: [21109](#)
12. [2020-004414CUA](#) (C. ENCHILL: (628) 652-7551)  
618-630 OCTAVIA STREET – east side of Octavia Street, north of Grove Street; Lots 037 & 038 in Assessor’s Block 0793 (District 5) – Request for **Conditional Use Authorization**, 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) 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\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular Hearing on April 14, 2022)

SPEAKERS:       = Charles Enchill – Staff Report  
                       + Tujia Catalano – Project Sponsor Presentation  
                       + Speaker – Design Presentation  
                       - Jason Henderson – Parking  
                       - Vladimir – Avalanche of excess parking  
                       - Jim Warshell – Parking issue, light shadow  
                       - Richard Johnson – Car free, transit  
                       - Andrew – Concerns about the parking  
                       + Robert Zingale – Support  
                       + Emily Wynn – Support  
                       + Mary Jo Williams – Support  
                       + Nichole – Support  
                       + Sam Smith – Support  
                       + Marie – Support  
                       + Daniel – Support  
                       + Martha – Support  
                       + Danny – Support  
                       + David Brockman – Support  
                       + Speaker – Support  
                       + Jose Carlos – Support  
                       + Speaker – Support  
                       + Sam Wallace – Support  
                       + Andrew James – Support  
                       + Andres – Support  
                       + Heather – Support  
                       + Mary – Support  
                       + Warren – Support  
                       + Alana – Support  
                       + Matt - Support  
                       + Sam – Support  
                       - Andy – Excess parking  
                       + Mariana – Support  
                       + Jason – Support  
                       + Speaker – Support  
                       + Speaker – Support  
                       - Sue Hestor – Balancing housing, parking and transit  
                       + Yonathan Randolph – Support

= Shaun – Balance a variety of factors and policies  
 + Corey Smith – Support  
 + Wil Franco – Support  
 + Angela – Support  
 + Speaker – Support  
 + Jim – Support  
 + Dennis – Support  
 + Joe – Support  
 + Jenny – Support  
 = Kristen Jensen – Response to comments and questions  
 = Rich Hillis – Response to comments and questions  
 = Eduardo – Response to comments and questions  
 = Kate Conner – Response to comments and questions  
 = Rich Sucre – Response to comments and questions

ACTION: Approved with Conditions as amended to include a community laundry or individual hookups.

AYES: Diamond, Fung, Koppel, Tanner

NAYS: Ruiz, Imperial, Moore

MOTION: [21110](#)

13. [2021-010898CUA](#) (L. AJELLO: (628) 652-7353)  
1017 DIVISADERO STREET – west side between Turk Street and Golden Gate Avenue; Lot 022 of Assessor's Block 1153 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 202.12, 303, and 759, to remove a Laundromat use and 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*  
 (Continued from Regular hearing on March 31, 2022)

SPEAKERS: = Laura Ajello – Staff Report  
 + Natalia Thurston – Project Sponsor Presentation  
 + Alex Asefaw – Project Sponsor  
 + Joseph – Support  
 + Joyce Hicks – Support  
 + Lamar Alexander – Support  
 + Speaker – Support  
 + Devon Wilson – Support  
 + Speaker – Support  
 + Luna Wolde – Support  
 - Speaker – Concerns  
 + Angela White – Support  
 + Deshawn Davis – Support  
 + Devaughn Grace – Support  
 + Damian Gordon – Support  
 + Speaker – Support  
 + Speaker – Support

+Donna – Support  
 + Daniel – Support  
 - Speaker – Concerns, impact on children and families  
 ACTION: Approved with Conditions  
 AYES: Ruiz, Diamond, Fung, Imperial, Koppel, Moore, Tanner  
 MOTION: [21111](#)

## 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.

14. [2021-009729DRP](#) (M. CHRISTENSEN: (628) 652-7567)  
[43 NORFOLK STREET](#) – north side between Folsom and Harrison Streets; Lot 052 in Assessor's Block 3521 (District 6) – Request for **Discretionary Review** of Building Permit Application No. 2021.0813.6389 for the change of use of an existing one-story warehouse structure to Cannabis Retail. The site is within the WMUG (Western SoMa Mixed-Use General) Zoning District, Western SoMa Mixed-Use District, and 55-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: = Michael Christensen – Staff Report  
 + Marie – Project Sponsor  
 + Angela White – Support  
 ACTION: No DR  
 AYES: Ruiz, Diamond, Fung, Imperial, Koppel, Moore, Tanner  
 DRA: [782](#)

ADJOURNED IN THE HONOR OF JONAS P IONIN'S 20 YEARS OF SERVICE AT 5:15 PM  
 ADOPTED MAY 12, 2022