

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, July 28, 2022**

**1:00 p.m.**

**Regular Meeting**

**COMMISSIONERS PRESENT:** Tanner, Moore, Diamond, Imperial, Koppel, Ruiz  
**COMMISSIONERS ABSENT:** Fung

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

**STAFF IN ATTENDANCE:** Aaron Starr, Joshua Switzky, Monica Giacomucci, Claire Feeney, Jeff Horn, David Winslow, Corey Teague - Zoning Administrator, Richard Sucre - Deputy Director of Current Planning, Liz Watty - Director of Current Planning, 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. 2021-004987DRP (D. WINSLOW: (628) 652-7335)  
2760 DIVISADERO STREET – northeast corner of Green Street; Lot 020 in Assessor's Block 0953 (District 2) – Request for **Discretionary Review** of Building Permit No. 2021.0223.5187 construct an extension of a fourth level rear deck over (e) flat roof including new railings. No

added square footage. No changes to building envelope to a four-story one-family residential building within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

(Continued from Regular hearing on May 19, 2022)

**(Proposed for Continuance to October 6, 2022)**

SPEAKERS: None

ACTION: Continued to October 6, 2022

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

ABSENT: Fung

2. [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.  
 (Continued from Items Proposed for Continuance on March 31, 2022)  
**(Proposed for Indefinite Continuance due to preparation of an Environmental Impact Report)**

SPEAKERS: None

ACTION: Continued Indefinitely

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

ABSENT: Fung

15. [2020-006679CRV](#) (L. HOAGLAND: (628) 652-7320)  
1196 COLUMBUS AVENUE/2568 AND 2588 JONES STREET – north side of Columbus Avenue, on the east side of the intersection with Jones and Bay Streets; Lot 007 in Assessor’s Block 0043 (District 3) – Request for **Adoption of Findings** Related to State Density Bonus pursuant to Planning Code Section 206.6 to demolish an existing one-story commercial building and construct a new 28,865 gross square foot (gsf), 6-story, 55-foot-tall residential building with 56 group housing rooms, within a Community Business (C-2) Zoning District and 40-X Height and Bulk District. The Project seeks two waivers from the Planning Code for: 1) Rear Yard (Section 134) and 2) Building Height (Section 260). The Project is not seeking any

concessions and incentives. 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: Adopt*

SPEAKERS: Jonathan Pearlman - Request to not accept continuance  
 Shari - Check the place out  
 Theresa Flandrick - Support continuance  
 Stephanie - Support continuance  
 Susana - Have not received detail information, consider continuance

ACTION: Continued to September 1, 2022

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

ABSENT: Fung

## 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

3. [2022-001892CUA](#) (J. VIMR: (628) 652-7319)  
98 MISSION STREET – north side between Spear and Steuart Streets; Lot 007 of Assessor's Block 3713 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303, to establish a Non-Retail Sales and Service use (functioning as a private gym amenity for a current office tenant) within an existing, vacant, approximately 5,040 square-foot commercial space on the ground floor of the subject property located within a C-3-O (SD) (Downtown-Office Special Development) Zoning District and 150-X/200-S Height and Bulk Districts. There will be no expansion of the building envelope and the subject storefront is one of many along the building's ground level Spear Street frontage. 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, Imperial, Koppel, Moore, Tanner

ABSENT: Fung

MOTION: 21148

4. [2022-000313CUA](#) (K. AGNIHOTRI: (628) 652-7454)  
2027 CHESTNUT STREET – southwest corner of Fillmore Street; Lot 001 in Assessor's Block 0491 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 711, and 303, to expand an existing Formula Retail restaurant use (d.b.a. Pacific Catch) measuring 856 square feet at 2027 Chestnut Street; to an adjacent, vacant ground-floor retail space, at 2025 Chestnut Street, measuring approximately 688 square feet, resulting in a larger restaurant space measuring 1,544 square feet in a single-story commercial building, within a NC-2 (Neighborhood Commercial, Small Scale) 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: None  
ACTION: Approved with Conditions  
AYES: Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
ABSENT: Fung  
MOTION: 21149

5. [2022-004718CUA](#) (K. AGNIHOTRI: (628) 652-7454)  
2209 CHESTNUT STREET – southwest corner of Pierce Street; Lot 001 in Assessor's Block 0489 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 711, and 303, to establish a Formula Retail use (d.b.a. Malin + Goetz), at the ground floor of an existing vacant retail space, approximately 650 square feet, within a NC-2 (Neighborhood Commercial, Small Scale) 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: None  
ACTION: Approved with Conditions  
AYES: Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
ABSENT: Fung  
MOTION: 21150

## C. COMMISSION MATTERS

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

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

7. Commission Comments/Questions

### President Tanner:

Thank you. Commissioners, I will begin with our land acknowledgement.

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.

**Commissioner Moore:**

Thank you. I have three items. They are questions and answers to these questions may not be nearly available, perhaps we could bring them back if there are no answers. The first thing is, reading an article and not only in one but in several papers about somebody filing fake planning applications with the Planning Department. Reading the article, I was very concerned, not only is it really an abuse of the trust, it is being put into being able to electronically file applications, but also, it's an incredible impediment to a department which is already stretched with very busy work. I would like the Department, somebody in the Department to update the Commission, one on the fact of what happened to those Commissioners who have not known or read about this and also give us some idea of how you could be protected against any future incidents like this. The second item which came to my attention and really concerned me is a new condo building at 55 Oak that is sitting empty for a few months because the developer who completed this building as a condominium building, took down payments and has people waiting now for eight months or more, has all of a sudden figured out he cannot deliver this building. I do not know much of the background but it is very concerning that 109 dwelling units are basically finished and cannot be moved in. And I don't want to comment on the inconvenience it may cause somebody who thought had bought a condo or anything else what comes with this kind of unusual arrangement. I have never heard about anything quite like it and would love the Department to give an update on that matter. And last but not least, there's another issue which when I first read about an invitation for groundbreaking, I was very excited about it. However, then I ran across an article in a magazine speaking about the construction of one of our prominent second hub district tower buildings and that is 30 Van Ness, exactly opposite the side from, opposite the street from One Oak which we approved a few weeks ago. This particular building is a -- was approved I think at the end of 2017 as well as a 600-unit rental building with 151 cars to the .25 desired amount of parking for this location. This building now is breaking ground for 300 condos and I assume it's still 151 cars and I would like to know, and I may have missed it, as to whether or not this project in its new configuration came back to this Commission for change of the terms of approval.

**President Tanner:**

Thank you, Commissioner Moore. I don't know Ms. Watty if you have some responses or if you will need time to look into those items.

**Liz Watty, Director of Current Planning:**

Sure. I can give a couple of quick responses and a couple of things we'll need to follow up with you. For the first item on the fake applications, that did hit the Business Times. It is something we're looking into in order to both assess how this happened and how we can prevent it moving forward. Dan Sider is in our Office Chief of Staff who is taking the lead on that and he's happy to follow up offline with all of the Commissioners to give a little bit greater detail, but we're in the midst of working with IT staff to really dig into that issue. So obviously we want to have the public portal that makes it easy for real applicants to file their applications in an easy way so we don't want to make it overly burdensome but this is, we have come to realize a bit of, one of the problems with that. So, we're looking into some creative solutions around that to prevent that from happening in the future. In terms of 55 Oak, you know, we don't have a great response, obviously at this point. There's a point where

it transitions from the City's responsibility to the property owner so we absolutely hear you. We're equally frustrated with the building that is ready to be occupied not being occupied. We're happy to dig in on the back end just to make sure there aren't any other City agencies that are holding up subsequent permits, but from the Planning Departments perspective at least, all the permits have been years ago signed off at this point and issued. But we'll let you know if we do identify that there's any aspect of City permitting that's holding that one up. And then lastly on 30 Van Ness, I will also have to follow up with you but I do believe there were revisions over the years on this project but I do believe the Commission was made abreast of those revisions. But again, happy to follow up.

**President Tanner:**

Great, thank you. Commissioner Moore, I think we'll have staff follow up because I think those are very good questions and topics that you raised.

8. [2021-009977CRV](#) – **Remote Hearings** – Consideration of action to allow teleconferenced meetings and adopting 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 [motion] at a commission meeting within 30 days.

SPEAKERS: None  
 ACTION: Adopted  
 AYES: Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: Fung  
 RESOLUTION: 21151

**D. DEPARTMENT MATTERS**

9. Director's Announcements

**Liz Watty, Director of Current Planning:**

Great. Yes, we did have one quick announcement for you guys. We received a grant on our, with our Preservation team and Deputy Director, Rich Sucre, can share some details.

**Richard Sucre, Deputy Director of Current Planning:**

Sure. So, we're pleased to announce that we received a grant from the State Office of Historic Preservation to focus and produce a Native American multiple property documentation form. So, basically what this will do is allow us to produce a citywide document to focus on resources and buildings and sites associated with Native American history and give an easy way to nominate them for local, state, or federal designation in the future. So, this will be a good document for kind of bringing forward a community and giving them kind of just [inaudible] relative to our city.

**Liz Watty, Director of Current Planning:**

Great. And then just some final close up. I actually just heard back from staff, very quickly on the 30 Van Ness to close the loop on that, but the Commission did hear and approved the project at 30 Van Ness May of 2020 in the state that it's being built as. So, it was reviewed and approved by Commission.

**President Tanner:**

Great. Thank you for that answer and congratulations on the grant. That's a very exciting project and look forward to hearing more about that, thank you.

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

**Aaron Starr, Manager of Legislative Affairs:**

Good afternoon commissioners, Aaron Starr Manager of Legislative Affairs.

- 220757 Planning Code - Landmark Designation - Mother's Building in San Francisco Zoo. Sponsors: Melgar; Mar, Chan and Peskin. Staff: Ferguson. Item 1

This week the Land Use Committee took up two landmark designations. The first was the landmark designation for the Mother's Building, located at the SF Zoo and sponsored by Supervisor Melgar. Mother's Building, constructed in 1925 for Herbert and Mortimer Fleishhacker to honor their mother, was donated to the city and dedicated to serve as a resting place for mothers and young children. It was found eligible for local designation for its association with women's history as one of the only recreation sites of the period focused on the well-being of women during recreation activities. It is also eligible for its association with the history of the Works Project Administration's (WPA) art programs of the 1930's for what was the only large-scale WPA art project created solely by women; and finally for its architectural significance as it embodies distinctive characteristics of Italian Renaissance Revival architecture and is representative of the work of architect of merit George W. Kelham. During the hearing there were round a ½ dozen speakers all in favor of the designation. The committee then voted to recommend the item to the full board.

- 220507 Planning Code - Landmark Designation - 200 Rhode Island Street (aka Takahashi Trading Company). Sponsor: Dorsey. Staff: Westhoff.

The next landmark designation was for the Takahashi Trading company building located at 200 Rhode Island Street. This building is eligible for landmark designation for its association with Japanese American history and culture in San Francisco. Specifically, for over 50 years, from 1965-2019, the venue served as the headquarters of the Takahashi Trading Company, which imported high-caliber home goods from Japan for Takahashi retail stores. The Takahashi family acquired the property after their original Japantown shop was demolished due to a San Francisco Redevelopment Agency program; thus, the building has an association with the hardships faced by Japanese Americans who were forcibly displaced from Japantown due to redevelopment. There were not public commentors on this one, but Supervisor Peskin and Preston both signed on as cosponsors. The item was the recommended to the Full board.

- 220130 Planning Code - Conditional Use Appeals. Sponsors: Melgar; Peskin, Walton, Preston and Ronen. Staff: Merlone. Item 4

Lastly, the Committee heard Supervisor Medgar's ordinance that would authorize verified tenants to sign onto CU appeals. Commissioners you heard this last week and recommended approval with modifications. The one modification was to change from 10 days to 20 the

time the Planning Department has to transit the Planning Commission's action on the CU to the Clerk of the Board.

During the hearing, Supervisor Melgar made a motion to incorporate the Planning Commission's recommended modifications, which passed unanimously. There was one speaker in favor of the proposed ordinance. After public comment the item was then forwarded to the Full Board as a committee report with a positive recommendation.

- 220446 Planning, Administrative, Subdivision Codes; Zoning Map - Density Exception in Residential Districts. Sponsors: Mandelman; Melgar. Staff: Merlone. Veto Override Vote, Item 13

At the Full Board this week the Board voted on whether or not to override the Mayor's veto of Supervisor Mandelman's Four-plex ordinance. As you recall, the mayor vetoed this ordinance last week. The ordinance originally passed on a 7-4 vote, 1h was not enough to sustain a mayoral veto. This week, the sponsors of the ordinance, Mandelman and Medgar, gave forceful defense their ordinance in an attempt to persuade at least one more supervisor to vote for the bill. Supervisor Peskin also derided the mayor's veto saying he was frustrated that the mayor did not say specifically what about the ordinance she objected to. Supervisors Walton, Dorsey and Safai all spoke against the ordinance and reiterated their reasons for opposing it. In the end, the vote was the same 7-4 with no change in how the supervisor voted, killing this ordinance.

As an outcome of this, the Group Housing SUD, which the mayor did sign last week, is now also dead as it was tied to the four plex ordinance as the SUD could be interpreted as a downzoning.

- 220036 Planning Code - Electric Vehicle Charging Locations. Sponsors: Mayor; Mandelman, Stefani, Melgar, Mar and Dorsey. Staff: Starr. Passed First Read
- 220130 Planning Code - Conditional Use Appeals. Sponsors: Melgar; Peskin, Walton, Preston and Ronen. Staff: Merlone. Passed First Read
- 220757 Planning Code - Landmark Designation - Mother's Building in San Francisco Zoo. Sponsors: Melgar; Mar, Chan and Peskin. Staff: Ferguson. Passed First Read

The Board is on recess until September 5. Baring COVID, Monkey Pox, or some tragic weather event linked to climate change, I will be on vacation for your first few meetings after your recess. In my stead, Veronica Flores will likely be presenting these reports to you while I'm gone. Have a great break and I'll see you all in mid-September.

**President Tanner:**

Thank you, Mr. Starr. Great report and we hope you have a wonderful illness free vacation.

**Corey Teague, Zoning Administrator:**

Good afternoon, President Tanner, Commissioners. Corey Teague, Zoning Administrator. The Board of Appeals did meet last night and they considered two cases of interest to the Planning Commission but first, they acknowledged that Ann Lazarus had stepped down from the Commission and thanked her for her many years of service, and then they

welcomed John Trasvina as the new Commissioner. And he has significant and diverse accomplishments but locally he was a former Deputy City Attorney and he is also the former dean of the USF School of Law. So, we're happy to have him on board on the Board of Appeals. They then heard the appeal for a permit at 277 Judson Street to construct a new ADU on the ground floor but the permit was also to repair existing exterior stairs and to replace windows at the front and back of the property. And back in 2015 when the permit was first filed, the applicant also proposed a rear and side horizontal addition and the appellant filed a DR citing that the extension was incompatible with the neighborhood. The DR was heard by the Commission in October of 2018 but ultimately the Planning Commission voted +5 -0 to take DR and require the depth of the extension to be reduced by 7 ft. While the project was approved by the Planning Department in January of 2019, the permit was not issued. And then in 2022, it was picked back up and the owner revised the permit to eliminate all exterior expansion of the permit. But still, there was an appeal by the same neighbor who filed the discretionary review. At the appeals hearing last night, the appellant expressed concerns about the revised plans but because project no longer included any physical expansion of the building, and the ADU is permitted under the state ADU program, the board voted +3 -0 to deny the appeal. And similarly, they heard a case for a building permit at 706 Vermont Street, and that was to construct a 1-story vertical addition and a new green roof at the top and associated stairs. The appellant had also filed a discretionary review on the permit in 2020 citing that the new 3rd story addition along with the new green roof on top of the 3rd story addition would have light, air and privacy impacts. The DR was heard by this Commission in February of 2021 and the Planning Commission voted +7 -0 to take discretionary review and approved the project on the condition that the guard rails for the green roof be set back 5 ft. from the property line to the south. At the appeal hearing last night, the appellant requested that the guard rails and stairs to the, at the roof, be completely removed or set back an additional 5 ft. The board ultimately determined that the approved green roof and the 5 ft. setback for the guard rails were adequate for privacy issues and voted +3 -0 to deny the appeal. Thank you very much.

## E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish - Email with links to 2 projects, demolition  
Eileen Boken - 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.

- 11a. [2018-015785MAP](#) (M. SNYDER: (628) 652-7460)  
200 MAIN STREET (AKA TRANSBAY BLOCK 4) [BF NO. 220836] – the block bounded by Howard Street on the north, Main Street on the east, Beale Street on the west, and the alignment of Tehama Street on the south, Lot 010 in Assessor's Block 3739 -- Ordinance amending **Planning Code Height and Bulk Map HT-01** by rezoning the subject lot from a 50/85/450-TB Height Bulk designation to a 513-TB Height and Bulk designation; 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. The action would enable the Transbay Block 4 Project, which would include a 47-story tower (513-feet exclusive of mechanical penthouse) with 6-story townhouse adjunct, a 16-story mid-rise building and a single-story shared podium with shared underground facilities. The Project would include approximately 681 residential units, of which 306 (45%) would be affordable, approximately 8,389 square feet of commercial/retail space, 275 parking spaces, 556 Class 1 bicycle spaces, and 12,584 square feet of open space, of which 4,250 would be publicly accessible. The subject site is currently within a TB DTR (Transbay Downtown Residential) Zoning District, within the Transbay Redevelopment Project Area – Zone 1, and 50/85/450-TB Height District.

*Preliminary Recommendation: Approve*

SPEAKERS: = Joshua Switzky - Staff presentation  
 + Strachan Forgan - Project sponsor presentation  
 + Dan Esdorn - Project sponsor presentation  
 + Alex Torres – Support height and density  
 + Mike Rieger – Support additional housing density  
 + Corey Smith - Support increase height and density, amenities  
 + Speaker – Support urban design, public open space  
 + AI – Support range of unit types and building design  
 + Doug Shoemaker – Project Sponsor - Response to comments and questions

ACTION: Approved  
 AYES: Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: Fung  
 RESOLUTION: 21152

- 11b. [2018-015785GPA](#) (M. SNYDER: (628) 652-7460)  
200 MAIN STREET (AKA TRANSBAY BLOCK 4) – the block bounded by Howard Street on the north, Main Street on the east, Beale Street on the west and the alignment of Tehama Street on the north, Lot 010 in Assessor’s Block 3739 – Ordinance amending the **General Plan** by amending the Transit Center District Plan (a Sub-Area Plan of the Downtown Plan) Figure 1 – “Proposed Height Limits” by changing the height limit on from 450-feet to 513-feet; amending Figure 1 by changing the height limit on Transbay Block 1 from 50/85/300-feet to 400-feet; and amending Policy 4.36 regarding bicycle routing; 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. The Transbay Block 4 Project would include a 47-story tower (513-feet exclusive of mechanical penthouse) with 6-story townhouse adjunct, a 16-story mid-rise building and a single-story shared podium with shared underground facilities. The Project would include approximately 681 residential units, of which 306 (45%) would be affordable, approximately 8,389 square feet of commercial/retail space, 275 parking spaces, 556 Class 1 bicycle spaces, and 12,584 square feet of open space, of which 4,250 would be publicly accessible. The subject site is currently within a TB DTR (Transbay Downtown Residential) Zoning District, within the Transbay Redevelopment Project Area – Zone 1, and 50/85/450-TB Height District.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 11a.

ACTION: Adopted  
 AYES: Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: Fung  
 RESOLUTION: 21153

- 11c. [2018-015785GPR](#) (M. SNYDER: (628) 652-7460)  
200 MAIN STREET (AKA TRANSBAY BLOCK 4) – the block bounded by Howard Street on the north, Main Street on the east, Beale Street on the west and the alignment of Tehama Street on the north, Lot 010 in Assessor’s Block 3739 -- **General Plan Conformity Findings** – Pursuant to Section 4.105 of the Charter Section 2A.53 of the Administrative Code of the City and County of San Francisco, recommending General Plan conformity findings for an amendment to the Redevelopment Plan for the Transbay Project Area that would increase the height for the subject block from 450 feet to 513 feet and allow greater bulk for the subject block by increasing the floor plate limits for the tower portion of the Project from 13,000 square feet to 15,200 square feet for the lower portion of the tower (between heights of 85 feet and 122 feet); and increases the floor plate limit for the mid-rise portion of the Project from 7,500 to 13,500 square feet for portions of the building(s) above 85 feet in height; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings with the eight priority policies of Planning Code Section 101.1. The Transbay Block 4 Project would include a 47-story tower (513-feet exclusive of mechanical penthouse) with 6-story townhouse adjunct, a 16-story mid-rise building and a single-story shared podium with shared underground facilities. The Project would include approximately 681 residential units, of which 306 (45%) would be affordable, approximately 8,389 square feet of commercial/retail space, 275 parking spaces, 556 Class 1 bicycle spaces, and 12,584 square feet of open space, of which 4,250 would be publicly accessible. The subject site is currently within a TB DTR (Transbay Downtown Residential) Zoning District, within the Transbay Redevelopment Project Area – Zone 1, and 50/85/450-TB Height District.  
*Preliminary Recommendation: Adopt*

SPEAKERS: Same as item 11a.  
 ACTION: Adopted  
 AYES: Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: Fung  
 RESOLUTION: 21154

- 12a. [2017-011878OFA-03](#) (M. GIACOMUCCI: (628) 652-7414)  
420 23<sup>RD</sup> STREET (POTRERO POWER STATION: PHASE I) – north side of 23<sup>rd</sup> Street, west of Illinois Street; Lot 002 in Assessor’s Block 4175 (District 10) - Request for an **Office Allocation** pursuant to Planning Code Sections 321 and 322, to obtain an additional 3,426 square feet of office use. On October 22, 2020, the Planning Commission authorized the development of 403,750 square feet of office use at Block 15 (Station A) under Motion No. 20801. However, upon an updated calculation of the Regional Housing Needs Allocation pursuant to Proposition E, only 400,324 square feet of office use was available in the Office Development Annual Limit at that time. The proposed Office Allocation would confer the 3,426 square feet that were previously unavailable. The property is located within the PPS-MU (Potrero Power Station Mixed Use) Zoning District and 65-PPS/240-PPS Height and Bulk District. The Project has undergone environmental review pursuant to CEQA and Chapter 31 of the San Francisco Administrative Code. On January 30, 2020, the Final Environmental Impact Report (EIR) was

certified by the Planning Commission through approval of Motion No. 20635. On September 9, 2020, the Planning Department published an Addendum to the Final EIR for the re-phase plan, finding that the Final EIR remains valid and no additional environmental review is required.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Monica Giacomucci - Staff report  
 + Tina Chang - Project sponsor presentation  
 + J.R. Eppler - Support  
 + Enrique Landa- Project sponsor response to comments and questions  
 = Corey Teague - Response to comments and questions

ACTION: Approved with Conditions

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

ABSENT: Fung

MOTION: 21155

- 12b. [2017-011878PHA-09](#) (M. GIACOMUCCI: (628) 652-7414)  
420 23<sup>RD</sup> STREET (POTRERO POWER STATION: PHASE I) – north side of 23<sup>rd</sup> Street, west of Illinois Street; Lot 002 in Assessor's Block 4175 (District 10) – Request a Planning Commission **Resolution** to make a material change to the Phasing Plan of the Potrero Power Station Development Agreement to remove Section 3.6 of the Phasing Plan, which requires that one of the five commercial blocks within the Potrero Power Station Development be restricted for Life Science uses. The property is located within the PPS-MU (Potrero Power Station Mixed-Use) Zoning District and 65-PPS/240-PPS Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 12a.

ACTION: Adopted

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

ABSENT: Fung

RESOLUTION: 21156

13. [2017-013784CUA](#) (M. GIACOMUCCI: (628) 652-7414)  
2976 MISSION STREET – west side between 25<sup>th</sup> and 26<sup>th</sup> Streets; Lot 007A in Assessor's Block 6529 (District NCT) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing two-story 3,490 square foot mixed-use building containing one residential unit, two Unauthorized Dwelling Units, and two commercial units, and to construct a six-story, 12,117 square foot mixed-use building containing eight residential units (1 one-bedroom and 7 two-bedroom) and one 1,600 square foot commercial space with 10 Class 1 and 2 Class 2 bicycle parking spaces and no vehicular parking spaces, within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 45-X/65-B 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: = Monica Giacomucci - Staff report  
 + Jonathan Pearlman - Project sponsor presentation  
 - Richard Becker - Cost of living, unaffordable housing

- Anne Gamboni – More affordable housing in the Mission District  
 ACTION: Approved with Conditions  
 AYES: Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: Fung  
 MOTION: 21157

14. [2021-005342ENX](#) (C. FEENEY: (628) 652-7313)  
925 BRYANT STREET – southeast corner of Langton Street; Lot 077 of Assessor’s Block 3780 (District 6) – Request for an Eastern Neighborhoods **Large Project Authorization**, pursuant to Planning Code Sections 206.6, 329, and 843, to allow demolition of an existing 36-foot-tall warehouse and parking lot and construction of a seven-story, 75-foot-tall residential building containing 218 Group Housing dwelling units (including 35 units provided on-site as affordable housing units). 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 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project requests two incentives for Rear Yard Setback (Planning Code Sec. 134) and Active Street Frontages (Sec. 145.1(b)(2)), and seven waivers for Usable Open Space (Sec. 135), Dwelling Unit Exposure (Sec. 140), Ground Floor Ceiling Height (Sec. 145.1(c)(4)), Off-Street Freight Loading spaces (Sec. 152.1), Height Limit (Sec. 260), Narrow Street Controls (Sec. 261.1), and Horizontal Mass Reduction (Sec. 270.1), within the UMU (Urban Mixed-Use District) Zoning District and 48-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 June 2, 2022)

SPEAKERS: = Claire Feeney - Staff report  
 + Gregg Pasquali - Project sponsor presentation  
 + William Duncanson - Design presentation  
 - Speaker – Traffic, noise and health, and scale,  
 + Jake Price - Density and affordability.  
 + Andrew Day - Housing, affordability  
 + Matt - Affordability  
 + Brandon Powell - Diverse range of housing types.  
 - Sonya - Waivers, height, parking on Langston, affordable.  
 - Speaker - Affordable housing for families. Two or more bedrooms.  
 - Daniel - Small street, parking, trucks, height, sunlight/privacy/air.  
 - Laura Campbell - Mass and scale, shadow on open space, etc.  
 - Michelle Hunter - Construction, height, light/air, Langston St.  
 + Speaker - Full sized units, help housing crisis.  
 - Adam - Density bonus, height, narrow alleyway, trucks, fumes.  
 = Speaker - Affordable homes, take into account concerns.  
 - Luis - Narrow street, construction, traffic, height, natural light  
 + Speaker - Affordability, unit size  
 - Mark - Narrow streets, entrance on Langston  
 - Sue Hestor - Rooftop height and freeway  
 + Jonathan - Transit oriented development, affordable units  
 - Ely Kline - Volume of the building, reduce height and setbacks  
 + Jordan - Affordability, sustainability, streetscape, walkability

- + Speaker - 200 housing units, affordable
- = Rich Sucre - Response to comments and questions
- = Corey Teague - Response to comments and questions

ACTION: Approved with Conditions  
 AYES: Ruiz, Diamond, Imperial, Moore, Tanner  
 NAYS: Koppel  
 ABSENT: Fung  
 MOTION: 21158

16. [2020-010283CUA](#) (J. HORN: (628) 652-7366)  
2306-2310 AND 2312-2316 VICENTE STREET – north side between 34<sup>th</sup> and 35<sup>th</sup> Avenues; Lot 037 in Assessor's Block 2435 (District 4) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 155(r), 303 and 710, to allow the demolition of an existing one-story, 3,131 square-foot, religious institutional use building and to construct two new 40-foot-tall, four-story, three-family dwellings each to be located on a new lot created through the subdivision of the existing 4,087.5 square foot (54.5' x 75') subject property located 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*

SPEAKERS: = Jeff Horn - Staff report  
 + Jeremy Schaub - Project sponsor presentation  
 = Eileen Boken - Vacant units in the city. Financing plan  
 - Kelly - NC-1 conversion, SFMTA Neighborways, affordable housing

ACTION: Approved with Conditions  
 AYES: Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: Fung  
 MOTION: 21159

## 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. [2021-002487DRP-02](#) (D. WINSLOW: (628) 652-7335)  
3624 SCOTT STREET – east side between Beach Street and Capra Way; Lot 021 in Assessor's Block 0441A (District 2) – Request for **Discretionary Review** of Building Permit No. 2021.0220.5053 proposes to construct a two-story vertical addition and horizontal side and rear addition to an existing two-story, two-family residence 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 with Modifications*

SPEAKERS: = David Winslow - Staff report

- Aston Pereira - DR 2 presentation
- David Johnson - DR 1 presentation
- + John Kevlin - Project sponsor presentation
- Patrick Mulligan - Monster homes, seismic, deck, reduce height
- + Laura Barr - Not out of character
- + Matthew Greeley - Changes made, upkeep buildings, support owner
- + Chris McKenna - Support owner and project
- + Noah Barr - Support project and owner.
- + Cassidy - Support project and applicant
- + Alex - Support applicant and Increase unit and family sized unit
- Winston Ashmeade - DR Rebuttal
- Speaker - DR rebuttal
- + Speaker - Project sponsor response to comments and questions

ACTION: Took DR and Approved with Staff modifications including a five-foot reduction of the roof deck and and a five foot setback of second floor deck.

AYES: Ruiz, Diamond, Imperial, Tanner

NAYS: Koppel, Moore

ABSENT: Fung

DRA: 792

ADJOURNMENT 5:52 PM  
ADOPTED AUGUST 25, 2022