

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

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

**Thursday, November 14, 2024**  
**12:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: SO, CAMPBELL, BRAUN, IMPERIAL, MCGARRY, WILLIAMS  
COMMISSIONERS ABSENT: MOORE

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SO AT 12:06 PM

STAFF IN ATTENDANCE: Aaron Starr, Audrey Merlone, Reanna Tong, Trent Greenan, Kimia Haddadan, Jeff Horn, Monica Giacomucci, Miriam Chion – Director of Community Equity, Rachael Tanner – Director of Citywide Planning, Elizabeth 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 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. 2023-007106CUA (M. LAUSH: (628) 652-7339)  
1126 SHAFTER AVENUE – north side between Griffith and Hawes Streets; Lot 053 in Assessor's Block 4786 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.3 and 303 to establish an Industrial Agriculture use, for the purpose of cannabis cultivation, in an existing, one-story industrial building and to add a mezzanine within a PDR-2 (Production, Distribution, and Repair) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California

Environmental Quality Act (CEQA). The Commission's 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*

**(Proposed for Continuance to November 21, 2024)**

SPEAKERS: None  
 ACTION: Continued to November 21, 2024  
 AYES: Campbell, McGarry, Williams, Braun, Imperial, So  
 NAYS: None  
 ABSENT: Moore

2. 2021-010728CUA (G. PANTOJA: (628) 652-7380)  
4994 MISSION STREET – west side between Seneca and Onondaga Streets; Lot 006 in Assessor's Block 6968 (District 11) – Request for **Conditional Use Authorization** pursuant to Sections 202.2, 303, and 720 for the establishment of a Cannabis Retail Use (D.B.A. "Basanova, Inc.") at an existing approximately 1,305 square foot tenant space with no on-site consumption of cannabis products within the Excelsior Outer Mission NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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*  
**(Proposed for Continuance to December 5, 2024)**

SPEAKERS: None  
 ACTION: Continued to December 5 2024  
 AYES: Campbell, McGarry, Williams, Braun, Imperial, So  
 NAYS: None  
 ABSENT: Moore

3. 2024-000521DRP (D. WINSLOW: (628) 652-7335)  
411 CLIPPER STREET – south side between Castro and Diamond Streets; Lot 046 in Assessor's Block 6555 (District 8) – Request for **Discretionary Review** of Planning Application No. 2024-000521PRJ for the demolition of a one-story over basement single family house and new construction of a three-story over basement, two-unit building within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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*  
**(Proposed for Continuance to December 12, 2024)**

SPEAKERS: None  
 ACTION: Continued to December 12, 2024  
 AYES: Campbell, McGarry, Williams, Braun, Imperial, So  
 NAYS: None  
 ABSENT: Moore

- 4a. 2018-013877DRP-05 (D. WINSLOW: (628) 652-7335)  
2588 MISSION STREET – northwest corner at 22<sup>nd</sup> Street; Lot 008 in Assessor's Block 3616 (District 9) – Request for **Discretionary Review** of Planning Application No. 2018-013877PRJ for the construction of a ten-story, approximately 1000'-0" tall, 178,686 gross square feet (GSF) mixed-use building with 181 dwelling units, 3,838 square feet of Retail Sales and Service use and 1,476 square feet of Community Facility use within a Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X and 65B Height and Bulk District.  
**(Proposed for Continuance to January 23, 2025)**

SPEAKERS: None  
 ACTION: Continued to January 23, 2025  
 AYES: Campbell, McGarry, Williams, Braun, Imperial, So  
 NAYS: None  
 ABSENT: Moore

- 4b. 2018-013877PRJ (D. WINSLOW: (628) 652-7335)  
2588 MISSION STREET – northwest corner at 22nd Street; Lot 008 in Assessor's Block 3616 (District 9) – Request for **Adoption of Findings** related to State Density Bonus pursuant to Planning Code Section 206.6 to allow the construction of a ten-story, 100-foot-tall mixed-use building with 181 dwelling units, 3,838 square feet of Retail Sales and Service use and 1,476 square feet of Community Facility use within a Mission Street NCT- (Neighborhood Commercial Transit) Zoning District and 40-X and 65B Height and Bulk District. The Project seeks waivers from Rear Yard (Sec. 134), Dwelling Unit Exposure (Sec. 140), Off-Street Loading (Sec. 152) Height (Sec. 250) and Bulk (Sec. 270) and incentive/concessions from Ground Floor Height (Sec. 145.1), Open Space (Sec. 135), and affordability tiers (Sec. 415.6) pursuant to the State Density Bonus Law. The Planning Department issued a general plan evaluation pursuant to the California Environmental Quality Act (CEQA). The Commission's 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 January 23, 2025)**

SPEAKERS: None  
 ACTION: Continued to January 23, 2025  
 AYES: Campbell, McGarry, Williams, Braun, Imperial, So  
 NAYS: None  
 ABSENT: Moore

17. [2018-012918DRM](#) (C. GROB: (628) 652-7532)  
986 SOUTH VAN NESS AVENUE – west side between 21st and 20th Streets; Lot 010 in Assessor's Block 3610 (District 9) – Request for **Mandatory Discretionary Review** of Building Permit Application No. 2018.0914.0274 to allow a change in tenure to a Rental Project and to modify the elected method of compliance for the Inclusionary Housing Program from on-site units to payment of the Affordable Housing Fee per Planning Code Section 415.5(g)(3) within a RTO-M (Residential Transit Oriented – Mission) Zoning District and 50-X Height and Bulk District.

SPEAKERS: None  
 ACTION: Continued to November 21, 2024  
 AYES: Campbell, McGarry, Williams, Braun, Imperial, So  
 NAYS: None  
 ABSENT: Moore

## 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. 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.

5. [2011.0097CUA-02](#) (C. FEENEY: (628) 652-7313)  
1423 POLK STREET – west side between Pine and California Streets; Lot 003 in Assessor's Block 0646 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 174, 178, 303, and 723, to change the Hours of Operation for an existing Bar use (dba Hi-Lo Club) by amending Condition of Approval No. 18 from Planning Commission Motion No. 18348. The hours will change from 4:00 pm to 2:00 am every day to 6:00 am to 2:00 am every day and there will be no physical work within the Polk Street NCD (Neighborhood Commercial District) Zoning District and 65-A Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Campbell, McGarry, Williams, Braun, Imperial, So  
NAYS: None  
ABSENT: Moore  
MOTION: [21646](#)

**C. COMMISSION MATTERS****6. LAND ACKNOWLEDGEMENT****Commissioner Williams:**

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.

**7. COMMISSION COMMENTS/QUESTIONS**

None.

**D. DEPARTMENT MATTERS****8. DIRECTOR'S ANNOUNCEMENTS**

None.

**9. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION**

None.

**E. GENERAL PUBLIC COMMENT**

SPEAKERS: Georgia Schuttish – November 7th Hearing showed video when 235-237 Jersey Street Flats sold for \$1.58 Million in 2015. Both flats were tenant occupied and were lived in with three bedrooms in each Flat. We saw all the belongings of the tenants, including two baby cribs. Both flats were very livable. November 14th hearing showed video of completed Alteration when sold in 2020 as 235 Jersey Street (one address) for \$7.5 million. Layout from 2020 sale shows internal connection. The downstairs “kitchen” more like a party room that a separate living space. (There is a separate issue of the Demo Calcs for 235-235 Jersey. Demo Calcs still in effect in the PEGs) Very important that when the Residential Flat Policy (Resolution 20024) is codified per Housing Element Action 8.3.2 that Flats maintain their location within the structure and maintain their configuration as true Flats. Otherwise loophole under Section 317 (b) (7) will persist.  
Bridget Maley– Opposed to the 1738 Filbert project, overscaled  
Elizabeth Watty – Response to public comment

## Rich Hillis – Response to comments and questions

**F. REGULAR CALENDAR**

The Commission Hearing Procedures provide for presentations by staff; when applicable, followed by a presentation of the project sponsor team; followed by public comment. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

10. [2024-008950PCA](#) (V. FLORES: (628) 652-7525)

IMPACT FEES FOR CHANGES OF USE FROM PRODUCTION, DISTRIBUTION, AND REPAIR TO OTHER NON-RESIDENTIAL USES [BF 240901] – **Planning Code Amendments** – An ordinance, sponsored by Mayor Breed, to amend the Planning Code to eliminate impact fees for changes of use from PDR (Production, Distribution, and Repair) to other Non-Residential Uses, as specified; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

**SPEAKERS:** = Aaron Starr – Staff report  
 + Katy Tang, Office of the Mayor – Introduction to the ordinance  
 - Zachary Frial, Somcan – Continue to allow further discussion  
 - Peter Papadopoulos – Continue for two weeks  
 = Rich Hillis – Response to comments and questions  
 = Elizabeth Watty – Response to comments and questions

**ACTION:** Adopted a Recommendation for Approval with a recommendation to maintain the Jobs-Housing Linkage Fee; or provide for a partial waiver; and continue community conversations.

**AYES:** Campbell, McGarry, Braun, So

**NAYS:** Williams, Imperial

**ABSENT:** Moore

**RESOLUTION:** [21647](#)

11. [2024-008956PCAMAP](#) (A. MERLONE: (628) 652-7534)

2301 CHESTNUT STREET SPECIAL SIGN DISTRICT [BF 240931] – **Planning Code Amendments** – An ordinance, sponsored by Supervisor Stefani, amending the Planning Code and Zoning Map to establish the 2301 Chestnut Street Special Sign District encompassing the real property consisting of Assessor's Parcel Block No. 0936, Lot No. 001, to allow two projecting signs at 2301 Chestnut Street; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

*Preliminary Recommendation: Adopt a Recommendation for Approval with Modification*

**SPEAKERS:** = Audrey Merlone – Staff report  
 + Lorenzo Rosas, Legislative aide to Sup. Stefani – Introduction to the ordinance  
 + Scott Shuttleworth – Original Joe's

**ACTION:** Adopted a Recommendation for Approval with Staff Modifications

**AYES:** Campbell, McGarry, Williams, Braun, Imperial, So

**NAYS:** None

**ABSENT:** Moore

**RESOLUTION:** [21648](#)

12. [2024-008053CRV](#) (T. GREENAN: (628) 652-7324)  
**CITYWIDE OBJECTIVE DESIGN STANDARDS** – Request for consideration to **Adopt Citywide Design Standards (CDS)**, requiring projects subject to the Housing Accountability Act (HAA), to comply with the proposed objective standards in addition to standards contained in the Planning Code. The Citywide Design Standards is one part of the evolving compendium of San Francisco Design Standards and provides objective standards related to Site Design and Architecture. Projects that are not subject to HAA will continue to be subject to the City's adopted design guidelines, including Urban Design Guidelines, Residential Design Guidelines, and Ground Floor Residential Design Guidelines, among others.  
*Preliminary Recommendation: Adopt*  
[Disclosure from Commissioner Campbell 2:16:35 -2:16:49](#)

SPEAKERS:       = Rachael Tanner – Introduction  
                       = Reanna Tong – Staff presentation  
                       = Trent Greenan – Staff presentation  
                       = Georgia Schuttish – Commissioner Moore's input missing  
                       + Christopher Roach – Excellent collaboration with the community, adopt as a living document  
                       - Courtney Damkroger, United SF – Continue, concerns with the height and density increases, infill, schedule annual reviews  
                       - Bridget Maley, Neighborhoods United SF – Continue for further discussion, concerns  
                       - Katherine Petrin, SF Architectural Heritage – Continuance, small scale standards  
                       - Katherine Howard – Supports a continuance  
                       - Stan Hayes, Telegraph Hill Dwellers – Continue, more time to review and comment  
                       - Claire Mills – Revisit the 6th cycle, continue  
                       - Monica Morse – Identify what standards to surrounding neighborhood, upzoning  
                       + Breanna Morales, Housing Action Coalition – in compliance with the housing element  
                       = Rich Hillis – Response to comments and questions  
                       = Rich Sucre – Response to comments and questions

ACTION:       After a motion to continue failed (+2 -4); Adopted with the condition the matter come back in six months as an Update/Action item

AYES:         Campbell, McGarry, Braun, So

NAYS:         Williams, Imperial

ABSENT:       Moore

RESOLUTION: [21649](#)

13. [2016-002706CWP](#) (K. HADDADAN: (628) 652-7436)  
**TENDERLOIN COMMUNITY ACTION PLAN – Informational Presentation** – Staff will update the Commission on the progress and impacts of the Tenderloin Community Action Plan (TCAP). This Impact Report highlights the outcomes and progress made to date through TCAP over the past two years. The report reflects the collaborative efforts of Tenderloin residents, businesses, and community organizations in improving the neighborhood's quality of life. Staff will also update the Commission on development of a Tenderloin Investment blueprint, as an advocacy platform including community-driven priorities for investment and policy shifts in the Tenderloin for the next 2-5 years.  
*Preliminary Recommendation: None – Informational*  
[Disclosure from Commissioner Imperial 2:49:42 – 2:50:15](#)

SPEAKERS:       = Miriam Chion – Introduction  
                       = Kimia Haddadan – Staff presentation  
                       + Kelly Batson – United Way presentation  
                       + Jossiel Cruseta – OEWD  
                       + Speaker – Invest in people

- + Speaker – Tutoring program
  - + Speaker – Educational therapy
  - + Sally – Benefited in the tutoring program
  - + Rokaya – Continue the tutoring program, benefits the community
  - + Speaker – Grateful for the program
  - + Lamar Lukes – Challenges to youth
  - + Geoffery McFarland – Uplifted community
  - + Rania Bhitar – Essential to the immigrants
  - + Jelala Lapti – Youth in the Tenderloin
  - + Sammy – Student
  - + Joachim Tanaka – Opportunities to the young generation
  - + Scott Brockman – Keep the projects going
  - + Lorraine Lewis – Non-profit, technical training support
  - + Madjeid Crawford – Continue the funding
  - + Cheryl – Restaurants
  - + Alle – Underfunded and underserved
  - + Dennis McCauley, Tenderloin Blackness – Invest
  - + Shavonne Allen, Tenderloin Blackness – Space for the community
  - + Cynthia – Stewardship programs, small business
  - + Eric Arguello – Glide partnership
  - + Carmen Barsody, Faithfulfools – Diversity of investment
  - + Curtis Bradford, TLCBD – Continue to provide adequate funding and staffing
  - + Kate Robinson, TLCBD – Immigrant neighborhood
  - + Katie Lamont, TNDC – Collective impacts
  - + Sherilyn Adams – Continue funding, do not ignore
  - + Tyree – Well organized, well support
  - + Esan Looper – Promise of change
  - = Rich Hillis – Response to comments and questions
- ACTION: Reviewed and Commented

14. [2024-009056PPS](#)

**2083 ELLIS STREET** – south side between Broderick and Divisadero Streets; Lot 022 in Assessor's Block 1126 (District 5) – **Informational Presentation** for the proposed construction of a housing development project pursuant to Government Code Section 65913.4 (SB 423), in an area subject to Government Code Section 65913.4(q). The project would utilize the State Density Bonus program to add a seven-story addition to the existing one-story single-family home, to create a total of nine residential units at 2083 Ellis Street. The project sponsor submitted a notice of intent to construct the project on October 7, 2024. After the hearing and upon completion of tribal consultation, a formal application may be submitted following the project sponsor's review of any public testimony and written comments from the hearing.

*Preliminary Recommendation: None – Informational*

- SPEAKERS:
- + Mark Topetcher – Project sponsor presentation
  - Georgia Schuttish – A-rate building; Lot size compared with average lot size in California and other developments in San Francisco; market rate price of units; loss of light/livability to adjacent units. Also, how would adjacent owners/tenants learn of this hearing?? This project, imposed by the State without any real input from the community, is contrary to the statements of the current Mayor and the Mayor-elect that there would be seven to eight story buildings only on the “major corridors” of San Francisco. This has been clearly stated to the public. Ellis Street is not a “major corridor”. Project located in Priority Equity Geography neighborhood. Planning Code Section 317 still applies to projects in these neighborhoods per Ordinance 248-23. Also



Planning Code Section 102 applies regarding historic properties that are eligible for inclusion on California Register. What are Demo Calcs for this project?

- Bridget Maley, Neighborhoods United SF – Over scaled and over densified, limited engagement, limited public notice

= Elizabeth Watty – Response to comments and questions

= Rich Hillis – Response to comments and questions

ACTION: Reviewed and Commented

15. [2014-002541PHA-06](#) (J. HORN: (628) 652-7366)  
 700 INNES AVENUE – INDIA BASIN – The area generally bounded by Innes Avenue on the southwest, the Griffith Street right-of-way on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (largely excluding parcels with structures); Lot 4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001, 002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/025, 026; 4597/025, 026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B (District 10) – Pursuant to Planning Code Section 249.84, the proposed development within the Flats portion of the India Basin Special Use District shall be presented to the Planning Commission in accordance with the Project's Development Agreement. The listed design application has been reviewed for conformance with the India Basin Design Standards and Guidelines document adopted by the Planning Commission and is requesting **Major Modifications**, pursuant to Section 249.84(i)(3), to the Ground Floor Use Requirements and Setbacks and Loading Standards of the India Basin SUD. The project was submitted as part of Phase 2 which is comprised of the Flats portion of the project site and includes proposed Community Improvements associated with the India Basin Mixed Use Project.

*Preliminary Recommendation: Approve*

[Disclosure from Commissioner Braun 5:18:09 – 5:18:59](#)

SPEAKERS: = Jeff Horn – Staff report  
 + Amanda Wolf – Project sponsor presentation  
 + Jill Williams – Design presentation  
 + Speaker – Meet their requirement  
 + Breanna Morales, HAC – Important project to move forward  
 + Kirk Grimes – Will bring much needed affordable housing

ACTION: Approved

AYES: Campbell, McGarry, Williams, Braun, Imperial, So

NAYS: None

ABSENT: Moore

MOTION: [21650](#)

16. [2022-0084390FA](#) (M. GIACOMUCCI: (628) 652-7414)  
 620 3RD STREET – south side between Brannan Street and Townsend Street; Lot 005 in Assessor's Block 3787 (District 6) – Request for an **Office Development Authorization** from the "Small Cap" Program to allow construction and conversion of 49,990 square feet of Office use as part of a Project that would construct a 16,296-square-foot, one-story vertical addition above the existing two-story building which is currently in use as a data center. The Project also includes a request for a modification of the Active Use requirements of Planning Code Section 145.1, as the building is eligible for exemption as a designated historic resource. The Project is located within a CMUO (Central Soma-Mixed Use Office) Zoning District and 65-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). 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



+ Mark Loper – Project sponsor presentation  
+ Eric Lundquist – Design presentation  
= Elizabeth Watty – Response to comments and questions  
ACTION: Approved with Conditions  
AYES: Campbell, McGarry, Williams, Braun, Imperial, So  
NAYS: None  
ABSENT: Moore  
MOTION: [21651](#)

**ADJOURNMENT 6:02 PM**  
**ADOPTED DECEMBER 5, 2024**