

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, February 29, 2024
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: DIAMOND, MOORE, BRAUN, IMPERIAL, KOPPEL, RUIZ
COMMISSIONERS ABSENT: NONE

THE MEETING WAS CALLED TO ORDER BY PRESIDENT DIAMOND AT 12:02 PM

STAFF IN ATTENDANCE: Aaron Starr, Matt Dito, Corey Teague – Zoning Administrator, Richard 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 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.

- 1a. 2022-009794DRP (D. WINSLOW: (628) 652-7335)
1153 GUERRERO STREET – southeast corner of Elizabeth Street; Lot 021 in Assessor's Block 3645 (District 9) – Request for **Discretionary Review** of Building Permit No. 2022.0513.4235 to replace the rear porch and enclosed stair within the existing footprint to a two-unit building within a RH-3 (Residential House – Three Family) Zoning District and 40-X Height and Bulk District. The existing building has full lot coverage, and the project would reconstruct the rear porch within the same footprint, which is located within the required rear yard. 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: Do Not Take Discretionary Review and Approve

(Continued from Regular hearing on January 25, 2024)

Note: On December 14, 2023, after hearing and closing Public Comment, continued to January 25, 2024 with direction for staff to confirm accuracy of plans by a vote of +6 -0 (Ruiz absent). On January 25, 2024, without hearing, continued to February 29, 2024 by a vote of +5 -0 (Diamond absent).

(Proposed for Continuance to April 4, 2024)

SPEAKERS: Speaker – Appealed continuance
 ACTION: Continued to April 4, 2024
 AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
 ABSENT: None

- 1b. 2022-009794VAR (L. AJELLO: (628) 652-7353)
1153 GUERRERO STREET – southeast corner of Elizabeth Street; Lot 021 in Assessor's Block 3645 (District 9) – Request for **Variance** from rear yard requirements of Planning Code Section 134 for a project that would replace an existing rear porch and enclosed stair within the existing footprint to a two-unit building within a RH-3 (Residential House – Three Family) Zoning District and 40-X Height and Bulk District. The Planning Code requires the subject property to maintain a rear yard of 32 feet (45% of lot depth). The existing building has full lot coverage, and the project would reconstruct the rear porch within the same footprint, which is located within the required rear yard.
 (Continued from Regular hearing on January 25, 2024)
(Proposed for Continuance to April 4, 2024)

SPEAKERS: None
 ACTION: ZA Continued to April 4, 2024

2. 2023-011051CUA (K. AGNIHOTRI: (628) 652-7454)
350 RHODE ISLAND STREET – west side between 16th and 17th Streets; Lot 003 in Assessor's Block 3957 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 838 to modify the Project Findings and the Conditions of Approval related to the design of the building under Motion No. 14988, and remove the sunshade louver system on the east and south facades of the subject building within a UMU (Urban Mixed Use) Zoning District and 48-X/68-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 Indefinite Continuance)

SPEAKERS: None
 ACTION: Continued Indefinitely
 AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
 ABSENT: None

3. 2023-009000PCA (M. CHANDLER: (628) 652-7340)
CANNABIS RETAIL USES [BOARD FILE NO. 230988] – **Planning Code Amendment** – Ordinance, sponsored by Supervisor Stefani, amending the Planning Code to require a minimum distance of 600 feet between a Cannabis Retail Use and daycare centers, exempt pending applications from that distance requirement, and establish an 18-month period of discontinuance of a Cannabis Retail Use as abandonment of the business, preventing its restoration except as a new Cannabis Retail Use; and 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: Approve with Modifications

(Continued from Regular hearing on December 7, 2023)

WITHDRAWN

SPEAKERS: None
ACTION: Withdrawn

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.

4. [2023-007037CUA](#) (A. LINDSAY: (628) 652-7360)
2275 MARKET STREET – south side between 16th Street and Sanchez Street; Lot 013 in Assessor's Block 3559 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 764 to convert an existing sole practitioner massage office to general massage therapy office (d.b.a Ohm Thai Thai Massage) on the second floor of the three story building at 2275 Market Street within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and 40-X and 50-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

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
ABSENT: None
MOTION: [21523](#)

5. [2021-012389CUA](#) (K. AGNIHOTRI: (628) 652-7454)
1400 VAN NESS AVENUE – east side between Bush and Austin Streets; Lot 010 in Assessor's Block 0667 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3 and 303 to install a new AT&T Mobility Macro Wireless Telecommunication Services Facility at the rooftop of the existing three-story office building, consisting of twelve (12) new antennas and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within three (3) FRP enclosures and three (3) faux FRP radomes located on the rooftop of the subject property, within a RC-4 (Residential- Commercial, High Density) Zoning District and 130-V 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

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Imperial, Koppel, Moore
ABSENT: None
RECUSED: Diamond
MOTION: [21524](#)

6. [2024-000035CUA](#) (J. HORN: (628) 652-7633)
507 CLEMENT STREET – south side between 6th and 7th Avenues; Lot 038 in Assessor's Block 1438 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303(1), 703.4 and 716 to establish a Formula Retail use (dba "Kumon Math and Reading Center") within an approximately 1,829 square foot vacant commercial space located within the Inner Clement Street NCD (Neighborhood Commercial 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

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
ABSENT: None
MOTION: [21525](#)

7. [2023-007244CUA](#) (J. SITU: (628) 652-7384)
2175 MARKET STREET – northwest corner of 15th Street; Lot 011 in Assessor's Block 3543 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 764, to establish a Formula Retail use (d.b.a. Solidcore) in Retail Space 1, an approximately 2,300 square feet vacant ground floor commercial space which has been vacant since the building was constructed in 2015, of the subject property within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and 40-X/50-X Height and Bulk Districts. Interior and minor storefront alterations are proposed. The proposed hours of operation are from 5:00 AM to 10:00 PM. 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

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
ABSENT: None
MOTION: [21526](#)

8. [2023-003061PCA](#) (V. FLORES: (628) 652-7525)
STATE-MANDATED ACCESSORY DWELLING UNIT CONTROLS [BF 230310] – **Planning Code Amendments** – Ordinance, sponsored by Mayor Breed, amending the Administrative Code, Building Code, Business and Tax Regulations Code, and Planning Code to clarify the ministerial approval process for certain Accessory Dwelling Units (ADUs) meeting certain requirements in single-family and multifamily buildings; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
ABSENT: None
RESOLUTION: [21527](#)

9. [2023-003893CUA](#) (M. CHANDLER: (628) 652-7340)
2245 POST STREET – south side between Divisadero and Scott Streets; Lot 021 in Assessor's Block 1078 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303, and 712, to allow

a non-residential use size in excess of 6,000 square feet within a new four-story-over-basement, approximately 15,797 gross square foot building containing a Social Service or Philanthropic Facility Use (d.b.a Holocaust Center) within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 65-A 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

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Imperial, Koppel, Moore
 ABSENT: None
 RECUSED: Diamond
 MOTION: [21528](#)

C. COMMISSION MATTERS

10. LAND ACKNOWLEDGEMENT

President Diamond:

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.

11. CONSIDERATION OF ADOPTION:

- [Draft Minutes for February 15, 2024](#)

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

12. COMMISSION COMMENTS/QUESTIONS

Commissioner Ruiz:

Thank you. I think most of you know, but I just wanted to take the time to announce to the public that today will be my last hearing. I submitted my resignation on Tuesday. I want to take these next two years to focus on my career and planning at CCDC, and also being a mom. So, before I pass it back to President Diamond, I just want to thank first and foremost, the Board of Supervisors. President Sherman Walton appointed me and trusted me in this seat. And, if it wasn't for the support of him and the rest of the Board of Supervisors, I don't feel like I would have pushed myself in the direction to come here, so thank you so much. And I specifically just want to say thanks to the Department staff, Director Hillis, and you know, everyone who has had the time to sit with me; the City Attorney, Jonas. I feel like every week I learned so much and I learn so much more than I thought I would have never been exposed to when it comes to Planning. I want to thank my fellow Commissioners for welcoming me to this space. This can be an incredibly intimidating space to be a part of but I feel like every week we have a level of respect for one another and we each add our unique perspective, which is something I really, really appreciate. And one of the things that I'm going to take with me is just a bigger perspective of Planning, you know, way more than I thought that I'd ever consider doing community planning. The community at large, I mean, the

participation at public comment or via email, you know, I think that's so important to the work we do. And then I also just want to acknowledge the support from my employer. You know, being flexible in allowing me to be on this space on a work day. So with that, I will give it back to President Diamond. But I'm going to miss being up here and I just want to thank everyone for giving me the space.

President Diamond:

Thank you, Commissioner Ruiz. We're going to miss you terribly. So disappointed, although understanding of this news. You have brought a valuable perspective and also an incredibly, wonderful style. You worked hard to get across your views and hear others and figure out how to get alliance on matters of importance. So, I am very sad that you are departing and wish you all the best in, you know, whatever else comes next.

Commissioner Braun:

I just wanted to thank Commissioner Ruiz for your service on this body. And, it's been really wonderful having you also as my neighbor on the dais this entire time and having, you know, all the more opportunity to discuss matters and also just life in general. So, I really appreciate having you here. I think you've brought a really wonderful and important perspective, both as somebody who was born and raised in San Francisco, and also somebody who really prioritizes equity and community voice. And has really done a great job of, of always pushing this body to be thoughtful and to do better, and so I also wish you the best of luck in the future. I hope we will be seeing you on this or another Commission someday in the future again. But yes, yeah we're going to miss you.

Commissioner Moore:

I just wanted to thank Commissioner Ruiz. Thank you for being the person you are. The 3 Team will miss you tremendously but the 6 Team, 7 Team will miss you just as much. You know what I mean. This is an inside joke. While we lose her, her little daughter will benefit. I wish you all the best.

Commissioner Imperial:

Yeah, it's sad to hear of you departing the Planning Commission and on the time that you've been here and working with you has been very valuable. And I think the Board of Supervisors made a great choice to nominate you as a Commissioner and the voice, on behalf of the voice of the community. So, I wish you all the best and also hopefully have a good time now with your daughter. Yeah, so, thank you.

I also want to share about, on behalf of the SF Planning Department and of the Planning Commission, we grieve the sudden death, unexpected passing of Maurillo Leon, who is the Chief Executive officer of the Tenderloin Neighborhood Development Corporation (TNDC), and just want to make a short commemoration on behalf of the Commission as well.

An inspiring and strong leader, Maurillo served the people of San Francisco with a fierce passion for housing justice. The SF Planning Commission honors his legacy and impact in the Tenderloin and throughout all San Francisco. His pursuit of Affordable Housing as a matter of social justice for low-income, working-class individuals and families was inflected by lives, experience and powered by his education. Maurillo was born into a Mexican immigrant working family and became the first member of his family to attend college. Thanks to opportunity programs like migrant education and federal TRIO programs. He graduated from University of California, Berkeley and earned a Master of Public Policy from the Harvard Kennedy School. He dedicated his personal and professional life to fostering opportunity, equity, and general change for immigrants, low income families, and families of colors. We remember him for passion and leadership in building housing for so many vulnerable families in San Francisco, the challenging work that he had led with humility and grace. We wish his family, friends and community and the entire TNDC team peace and love as they navigate this tragic loss. And I would like to invite, if there is any from the public that would like to speak about his passing or share a memory of him, feel free to do so. And I would also like to propose to end this session today, on behalf of Maurillo Leon.

Roxanne Huey (TNDC):

Hi, I'm Roxanne Huey, CFO at Tenderloin Neighborhood Development Corporation, and now the interim co-CEO of TNDC with my co-CEO, Katie Lamont here. I want to thank the Commission for giving us this time and for recognizing Maurillo. He meant a lot to me. He meant a lot to the organization. He meant a lot to the City and

the people we serve. I know that he's the reason I was at, I came to TNDC, and all of his passion for Affordable Housing. I will guarantee to carry on in his name. Thank you.

Katie Lamont (TNDC):

Thank you. I just want to share, as you know, Maurillo had an incredible life story. He was a great man, so humble. He cared deeply about people and public service. He cared deeply about community and connection. When you were with him, he gave you his full attention. He would ask how what was happening made you feel, he encouraged me to get and stay rooted, centered, grounded. He touched and continues to touch colleagues and friends across multiple communities he belonged to. There were so many I was aware of and even more I'm becoming aware of. He was so deeply committed to supportive housing, all kinds of housing, to working with immigrants and migrants. This was his work. I know this is your work and our work. I'm so grateful for this community and for the honor that you're doing him today. Thank you.

Fernando Pujals (TNDC):

Good afternoon, Commissioners, Planning staff. Thank you for being here and offering this moment for Maurillo. My name is Fernando Pujals. I'm here on behalf of the Board of Directors of TNDC joined, of course, by our interim co-CEOs, Roxanne and Katie, who you just heard from. Maurillo really exuded a couple of qualities that are rare, but one found in leaders are incredibly powerful. Well, to lead with humility and caring and facing challenges with great optimism. On behalf of the Board and the staff, I just want to thank the Commission, our community partners in the Tenderloin and in the region who have just shown an outpouring of support and I want to express personally how proud I am of the Board and the staff for the way I've watched them come together in this really difficult time. And I know that we're going to continue on in Maurillo's legacy and staying focused on the most important part of our work, which is really creating opportunity for folks who don't start at the same blocks as everyone else, and I just leave you with that as you carry forward in your work. And it is a tremendous loss. But there's also an incredible strength and coming together in the organization and in our partners as I've mentioned. So, thank you for taking this moment to honor Maurillo. Our hearts are certainly with his family. Thank you.

President Diamond:

Thank you for those beautiful tributes, and we will end the meeting in his memory.

Rich Hillis, Planning Director:

One, thank you for those comments. I just wanted to highlight, two, Maurillo joined our all-staff meeting just a couple of weeks ago to be on a panel to talk about our collective work in the Tenderloin and really, truly inspired our staff. You know, and often we focus on the challenges of the Tenderloin, which he did too. But really highlighted the beauty of the Tenderloin especially its residents. And you know, just inspired us all about the work we are doing and the work he did in the Tenderloin. So, just want to send our condolences to his family and to the, to his work family and the Tenderloin and the community. Thank you.

President Diamond:

On a separate and unrelated note, I think we all read with disappointment Macy's announcement that it's closing in Union Square, and I wonder if the Planning Department is involved at all or engaged in conversations about potential uses of that space and what might transpire going forward?

Rich Hillis, Planning Director:

Yeah, I mean, early but we are in talking to OEWD, who's more the lead on this about the property. I mean Macy's has indicated that they will not close the store until they actually sell the property. So, we hope that means then a use, the work you've done over the past couple of months or years, in providing more flexible zoning in Union Square will kind of allow for, you know, other potential uses than retail. Although I think retail would be a great use still to anchor Union Square, but it could be housing, it could be office. It's very flexible now, the underlying zoning there. So, I think probably we owe you and update on the work we're doing with OEWD around downtown. So, we'll calendar that in the coming weeks as well.

President Diamond:

I think that would be great. Thank you.

D. DEPARTMENT MATTERS

13. DIRECTOR'S ANNOUNCEMENTS

Rich Hillis, Planning Director:

Nothing additional except thank you, Commissioner Ruiz. I share the sentiments of your fellow Commissioners. It's sad to see you go, but I know we worked with you before you were on the Commission around group housing issues in the Tenderloin and you've just got a great knack of kind of taking things that are complex and boiling them down to what the impact is on the community, on a neighborhood. So, I know we'll continue to work with you at CCDC. So, thank you for being on the Commission and everything you've done here.

14. 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.

Land Use Committee

231045 Planning Code - Landmark Designation - Sacred Heart Parish Complex. Sponsor: HPC. Staff: LaValley. First on the land use agenda was the Landmark designation for the Sacred Heart Parish Complex. This item was initiated by the HPC about 8 years ago on 10/5/2016. The HPC unanimously recommended approval 9/20/23 of this year. This landmark designation did have some controversy, mainly about what to include in the landmark designation and it also includes several buildings adding to the complexity of the designation report. This week, Supervisor Preston introduced amendments to the landmark designation that included:

- Adding additional descriptive details to character-defining features.
- Adding the wood connector bridge to the list of character-defining features; and
- Adding several interior features of church to list of character-defining features, specifically the choir loft and the finishes in the narthex

There were also revisions made to clarify language about "preservation" and "replacement or repair in-kind" as well as nod to property owner's interest in potential future alterations, provided the work is approved by HPC.

Public comments were mixed. Some commentors were past parishioners of this church and lamented that the building was no longer the sacred space they had once known, while others spoke approvingly of the new life being brought to the building as a roller-skating rink.

Supervisor Preston signed on as sponsor. The amendments were accepted, and the item was continued for one week to March 4 as the amendments were substantive.

230808 Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District. Sponsors: Melgar; Engardio. Staff: V. Flores.

Next the Committee considered Supervisor Melgar and Engardio's duplicate ordinance to the Family Housing Opportunity Special Use District. This version would allow taller buildings on corner lots within the RH districts in the FHO SUD. This item was amended last week, and therefore required a continuance. This week, Supervisor Melgar made a motion to further amend the ordinance to add back the one-year ownership requirement for single-family homes, and the five-year ownership requirement for multifamily homes that had been removed in previous versions. Those amendments were taken and not deemed to be

substantive. There were also some public commenters. All were critical of the ordinance. The committee members ended up forwarding the item to the Full Board with a positive recommendation.

231258 Planning Code - Housing Production. Sponsor: Mayor. Staff: Starr.

Next the committee considered a duplicated version of the constraints reduction ordinance. This version focused on changes to 311-notification requirements in response to recently passed state law. The amendments include changing “building permit” to “planning entitlement application,” defining what is a “planning entitlement application,” and some additional clarifying language for 311 triggers. This week, staff read the proposed amendments into the record, and the committee voted to accept the amendments. President Peskin also indicated he had some additional clerical changes that he would be adding to the ordinance at the Full Board once the amendments were approved to form. The Committee then forwarded the item to the Full Board with a positive recommendation.

231256 Planning Code, Zoning Map - Potrero Yard Special Use District. Sponsors: Ronen; Walton. Staff: Snyder. Item 5

240047 General Plan - Potrero Bus Yard Project. Sponsor: Planning Commission. Staff: Snyder. Item 6

Next the Committee considered the Potrero Bus Yard Project. This project includes amendments to the Planning Code and Zoning Map to establish the SUD, and a General Plan amendment to make conforming changes to the GP. The proposed project includes demolishing SFMTA’s existing two-story bus facility and constructing an approximately 1,240,000 square-foot, 75–150-foot, mixed-use building that will contain Public Transportation Facility and Public Utility Yard for SFMTA’s and up to 465 dwelling units.

The Planning Commission heard these items on January 11, 2024 and voted to recommend approval.

During the hearing Planning Staff and MTA staff made their respective presentations. There was no public comment. The committee then forwarded the item to the full board.

231080 Planning Code - Fleet Charging. Sponsor: Peskin. Starr. Flores. Item 8

231223 Planning Code - Parcel Delivery Service. Sponsor: Chan. Staff: Flores.

Finally, the committee took up Supervisor Chan’s ordinance to amend the Parcel Delivery controls and Supervisor Peskin’s ordinance to amend the Fleet charging controls. Commissioners, you heard Supervisor Chan’s ordinance on February 8, and voted to recommend approval and suggested that the Board consider staff’s proposed amendments. Those include:

1. Amend the Accessory Use prohibition to exclude cannabis delivery.
2. Remove the CUA controls from the uses definition.
3. Revise the Accessory Use controls to match the Accessory Use prohibition included in Section 102.
4. Incorporate the temporary Parcel Delivery Services exception from the current interim controls.
5. Include an exemption for off-site uses from the idling signage requirement.
6. For smaller uses: make the electrification requirement a criterion for consideration rather than a condition, create a simpler CUA process, and remove the additional studies.
7. Conduct a Citywide economic analysis instead of relying on a project-by-project analysis.

You also asked that the Supervisor's office work with planning on proposed amendments.

Supervisor Chan introduced amendments that were not discussed or shared with planning staff prior to the hearing. The ordinance was amended to exempt cannabis businesses from the accessory PDS use prohibition, use the standard CU process for projects that are <5,000 square feet, and make technical amendments requested by staff. The file was duplicated and amended to have a 3/30/24 retroactivity date. The original file was then sent as a committee report to the Full Board.

Supervisor Peskin's Fleet Charging ordinance, which would remove an allowance to convert Parking lots and vehicle storage lots to Fleet Charging in PDR districts as of right, thus making all Fleet charging uses require CU authorization. This commission heard this item on January 11 of this year and voted to recommend approval. During the Planning Commission hearing President Peskin indicated that he would be adding a grandfathering clause to the ordinance to allow existing applications to move forward but still require 311-notification. At the land use committee, Peskin added these amendments to the ordinance and the item was then forwarded to the full board as a committee report.

As these items were called together there was only one public comment period. Most of those who spoke during public comment represented the unions associated with fleet charging and parcel delivery services and were in favor of the proposed ordinances.

Full Board

231164 Planning Code - Downtown Rail Extension Fee Waiver. Sponsors: Dorsey; Mandelman. Staff: Giacomucci. PASSED Second Read

231079 Planning Code - Planning Code - Density Controls in Three Historic Districts. Sponsor: Peskin. Staff: Merlone. Passed 8-3 on First Read. Melgar, Dorsey and Engardio voted against. Melgar and Dorsey expressed concern over reducing density outside of our PEG areas, and the need to meet the goals in the housing element.

231257 Planning Code - Landmark Designation - Grand Theater. Sponsor: Ronen. Staff: La Valley. Passed First Read

231080 Planning Code - Fleet Charging. Sponsor: Peskin. Starr. Flores. Passed First Read,

231223 Planning Code - Parcel Delivery Service. Sponsor: Chan. Staff: Flores. Passed First Read

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Remote public comment, adjusting the demo calcs

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.

15. [2023-001197CWP](#) (J. PAPPAS: (628) 652-7470)

AFFORDABLE HOUSING LEADERSHIP COUNCIL RECOMMENDATIONS AND REPORT – Informational Presentation

– The Affordable Housing Leadership Council was convened to provide recommendations to San Francisco City staff and policymakers on funding and financing and other strategies needed to deliver 46,000 homes affordable at extremely low, very low, low, and moderate incomes as called for in the housing targets of the Housing Element. Mayor London Breed called for the formation of the Leadership Council as part of Housing Element implementation in her February 2023 Executive Directive. The Leadership Council is made up of skilled practitioners with deep expertise in affordable housing development, community-based organizations, academia, business and finance, and philanthropy. The Council has explored new and expanded affordable housing funding and financing tools as well as innovative ways for government, nonprofit, philanthropic, and business sectors to help build affordable housing. Their recommendations are described in detail in the accompanying report that was prepared by City staff and consultants.

Preliminary Recommendation: None – Informational

SPEAKERS: + Dan Adams – Affordable Housing Leadership Council presentation
 = Charlie Sciammas – Lacks a sense of urgency and a clear set of benchmarks
 + Joseph Smoot – Increase public investment
 = Jason Chu – Training young adults
 ACTION: Reviewed and Commented
 RECUSED: Ruiz

16. [2020-007806CUA](#) (M. DITO: (628) 652-7358)

1314 PAGE STREET – north side between Central Avenue and Lyon Street; Lot 013 in Assessor's Block 1221 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317 to legalize the merger of two dwelling units on the second and third floors into a single dwelling unit and relocation of one of the dwelling units to the ground floor. The project proposes a 130 square-foot expansion of the relocated ground floor dwelling unit. The subject property is located within a RH-3 (Residential, House – Three-Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Disapprove

(Continued from Regular Hearing on February 1, 2024)

SPEAKERS: = Matt Dito – Staff report
 + Katherine Johnk, owner – Project sponsor presentation
 + Justin Zucker – Project sponsor presentation
 = Corey Teague – Response to comments and questions
 + Mason Kirby, architect – Response to comments and questions
 ACTION: After hearing and closing PC; Continued to April 25, 2024
 AYES: Braun, Ruiz, Koppel, Diamond
 NAYS: Imperial, Moore

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by the project sponsor team; followed by public comment. 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. [2023-006990DRP](#) (M. DITO: (628) 652-7358)

1846 GROVE STREET – south side of Fulton Street between Ashbury Street and Masonic Avenue; Lot 003H in Assessor's Block 1187 is an undeveloped "Flag" lot with minimal street frontage and a long access path before widening at the rear. The lot is accessed from Fulton Street, despite the Grove Street address – (District 5) – Request for **Discretionary Review** of Building Permit Application Nos. 2019.1224.0493, 2019.1224.0614, and 2019.1224.0615 to construct four dwelling units on a vacant lot. The project proposes two duplexes and one accessory structure for bicycle parking and miscellaneous storage. The subject property is located within a RH-2 (Residential, House – Two-Family) and RH-3 (Residential, House – Three-Family) Zoning District, Family Housing

Opportunity SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). Pursuant to Chapter 31 of the San Francisco Administrative Code, the Environmental Review Officer determined that the proposed project, which was originally approved by the Board of Supervisors on November 3, 2020 (Motion M20-165), does not constitute a “substantial modification” as compared to the original project application upon which the CEQA exemption dated November 21, 2019 was based. Therefore, no additional environmental review is required.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

(Continued from Regular Hearing on January 18, 2024)

SPEAKERS: = Matt Dito – Staff report
 - John Mark – DR presentation
 + Troy Kashanipour – Project sponsor presentation
 - Speaker – Safety and character of the neighborhood
 + Speaker – Respect the findings
 - Meg Gray – Unique lot, unsafe to build
 - Jason Chu – Not affordable housing, unsafe
 + Ed Gilbert – Safety approvals were met
 - Speaker – Follow safety guidelines
 + Mario Ballard – Project sponsor rebuttal

ACTION: No DR

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

ABSENT: None

DRA: [851](#)

18. [2005.0228DRP](#) (M. DITO: (628) 652-7358)

124 FILLMORE STREET – southeast corner of Germania Street; Lot 021 in Assessor’s Block 0868 (District 5) – Request for **Discretionary Review** of Building Permit Application No. 2008.1002.3200 to construct a 17-foot-tall garage on the Germania Street frontage of the lot. The project was previously granted a Variance on November 10, 2005 to construct the garage within the required rear yard. The subject property is located within a RTO (Residential, Transit Oriented) 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: Do Not Take Discretionary Review and Approve

SPEAKERS: = Matt Dito – Staff report
 - Steve Lowinger – DR presentation
 - Ian Price – DR presentation
 + David Nale – Project sponsor presentation
 - Dave Stock – Health and safety concerns
 - Theresa Skelton – Hydraulic garage is out of scale in a historic district
 - Jeff Gilchrist – Who will benefit, short term renters
 - Lucretia Rauh – Will increase traffic and noise in the neighborhood
 = Corey Teague – Response to comments and questions

ACTION: No DR

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

ABSENT: None

DRA: [852](#)

ADJOURNMENT 3:18 PM – IN MEMORY OF EXECUTIVE DIRECTOR OF TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION (TNDC), MAURILLO LEON.

ADOPTED MARCH 14, 2024