

# 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 2, 2023**  
**1:00 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Tanner, Moore, Braun, Diamond, Imperial, Koppel, Ruiz  
**COMMISSIONERS ABSENT:** None

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT TANNER AT 1:01 PM**

**STAFF IN ATTENDANCE:** Dan Sider, Branden Gunn, Charles Enchill, Christy Alexander, Matthew Chandler, Tina Tam – Acting Zoning Administrator, Liz Watty – Director of Current Planning, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

### **SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### **A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2021-006164CUA (V. PAGE: (628) 652-7396)  
258 CUMBERLAND STREET – north side between Sanchez and Church Streets; Lot 047 in Assessor's Block 3600 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317 to legalize the tantamount to demolition of an

existing 2,056 gross square-foot, two-story, one-family dwelling and to construct a 3,954 gross square-foot, five-bedroom, one-family dwelling with a 310 square-foot garage, one off-street automobile parking space, and one Class 1 bicycle parking space, within a RH-2 (Residential, House – Two-Family) Zoning District, Central Neighborhoods Large Residence 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). 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*

(Continued from a Regular hearing on December 8, 2022)

**(Proposed for Continuance to February 23, 2023)**

SPEAKERS: None

ACTION: Continued to February 23, 2023

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

11. [2019-023037ENV](#) (S. GEORGE: (628) 652-7558)

**WATERFRONT PLAN** – Certification of the **Final Environmental Impact Report** (EIR). The Port of San Francisco's proposed 2019 Waterfront Plan Project (2019 Plan or proposed project) would update and amend the 1997 Waterfront Land Use Plan, which sets long-term goals and policies to guide the use, management, and improvement of 7.5 miles of properties owned and managed by the Port's jurisdiction, from Fisherman's Wharf to India Basin. The nine goals and policies proposed by the Plan include but are not limited to preservation and enhancement of the waterfront's function as a maritime port, hosting a diversity of activities and people, enhancing public access and open space along the waterfront, the design of quality new development and preservation of the waterfront's historic character, strengthening the Port's resilience to climate change impacts, and cultivating an environmentally sustainable port to limit the impacts of climate change. The EIR would analyze the physical environmental impacts of the proposed goals, policies, and objectives of future waterfront improvements, and includes land use growth assumptions determined by the San Francisco Planning Department, and the resulting physical development that could occur under the 2019 Plan. Land use objectives proposed by the Plan are particular to each of the five waterfront subareas: Fisherman's Wharf, Northeast Waterfront, South Beach, Mission Bay and the Southern Waterfront. Overall, the land use objectives increase intensity of use, diversify uses, and enhance public access and transportation infrastructure throughout the waterfront. The 2019 Plan requires amendments to the general plan, planning code, and zoning map (for waterfront special use districts), including updates the waterfront design review procedures and creation of the Waterfront Special Use District 4.

**Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on April 25, 2022. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.**

*Preliminary Recommendation: Certify*

SPEAKERS: None

ACTION: Continued to February 9, 2023

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

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

2. [2022-005307CUA](#) (C. ENCHILL: (628) 652-7551)  
[3936-3938 24<sup>TH</sup> STREET](#) – north side between Noe and Sanchez Streets; Lot 044 and 045 in Assessor's Block 3654 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1 and 728, to establish a Formula Retail use for Financial Service (d.b.a. First Republic Bank) at a ground-floor space of an existing four-story mixed-use building of the subject property approximately 2,440 square feet in size within 24<sup>th</sup> Street - Noe Valley 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*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
MOTION: [21242](#)

## C. COMMISSION MATTERS

5. Land Acknowledgement

### Commissioner Imperial:

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.

6. Consideration of Adoption:  
• [Draft Minutes for January 19, 2023](#)

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

7. Commission Comments/Questions

**President Tanner:**

I just want to make a few comments. We signed the Housing Element and have submitted it to the state. And I understand we got a certificate from HCD that makes it really official that we got the Housing Element adopted.

**Rich Hillis, Planning Director:**

Correct. They sent us that Wednesday morning. They officially certified the Housing Element. So, we have a Housing Element that is in effect.

**President Tanner:**

Awesome. That's very, very great. Very exciting.

**Rich Hillis, Planning Director:**

Thank you.

**President Tanner:**

And I just want to thank the mayor, the Board of Supervisors, all the many staff and department heads and directors and citizens, consultants. So many people who are part of getting us to this point and even though we had a shortened timeline, I think that somehow actually made us pull together as a city and like figure out how we could do what is best for everybody. And I know it was a lot of work getting to this point and a lot of work going forward but it's really, really quite exciting. On a couple of other notes, Commissioner Diamond and I actually had the tour yesterday at the Stonestown mall. So, it was great to be out there and to get a little more thorough walk-thru of some of the plans. So, I just encouraged other Commissioners, if you want to learn more about the project, it will be coming back I believe later this Spring. So, if you want to get out and have a tour, I think it was well worthwhile to kind of see some of the areas where things are planned to change. And then lastly, well two more things but one kind of business item, we scheduled last week of Closed Session for next week which is going to be the Mayor's State of the City, from 12-1, which obviously we probably can only attend the fraction of that. But I wondered if we might move the Closed Session to the following Thursday instead of next Thursday if Commissioners are available. If it becomes a scheduling challenge, we can just keep the 9<sup>th</sup>, but if folks can do the 16<sup>th</sup>. And the City Attorney has a conflict so they were wondering if the Closed Session could begin at 10 am on the 16<sup>th</sup> which would give us maybe some time for lunch and start the hearing on time. Does that work for everyone?

**Commissioner Moore:**

Yes.

**Commissioner Imperial:**

I don't have a problem.

**President Tanner:**

Okay.

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

10 am huh?

**President Tanner:**

Bright and early, Jonas.

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

Just making sure that I heard that correctly. Thank you, City Attorney, for that.

**President Tanner:**

Thank you. And, Commissioner Ruiz, does that work for you?

**Commissioner Ruiz:**

Yeah. That works for me.

**President Tanner:**

Okay. Great. Thank you, Commissioners for that. And just a final few comments, you know, yesterday was February 1<sup>st</sup>. And so, marks the beginning of Black History Month so very excited to celebrate that. Again, this year there are going to be a number of events celebrating Black History Month that even some events are celebrating the AAPI community and Black community coming together and so, very excited to have that this month. But also comes, you know, just, this hearing a week after the video was released of Tyre Nichols who died after being beaten by police in Memphis, Tennessee. And so, many of us have been troubled by that occurrence whether you watched the video or not, just knowing what happened for me is traumatic enough. So, of course we want to acknowledge the loss of life and his family and his relatives who are healing but also the many in our nation, in our community in Memphis, and here who are suffering and in bringing up just the challenges we still have around racial justice in our nation. And as this Commission after the murder of George Floyd that had our resolution really centering the Department on racial equity and so, just let it strengthen our resolve that we are committed to racial and social equity. And even his mother, really a tremendous woman, hoping that something from his death, a positive comes out. She says she can't imagine that there be a reason that he be taken other than for something positive and change to come out of his death. And so, I think it's on all of us to make sure that happened whether it's in our professional lives are here as Commissioners and or in our professional lives. So, I hope you will all join me in recommitting to that work in honor of him and all those who have suffered at the hands of police but also to just racial injustice in this country. So, thank you for that.

**Commissioner Moore:**

I just wanted to take one second to thank you for your thoughtful words and want to see that we commit each day to racial and social equity. We heard just this morning about other inequity in Washington DC, in our government and all of those thing all point in the wrong direction. But what you said to us right now is what we need to focus on and I very much appreciate that, particularly the work of the implementing the Housing Element, will be a major challenge. It will require everybody in the Planning Department to walk around with their sleeves rolled up every day. And we are here to support that and hope we can constructively work with each other to really deliver. Thank you.

**President Tanner:**

Thank you, Commissioner Moore.

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

Commissioners, if you would indulge me for one moment to discuss a future hearing agenda item. I'll get into the Historic Preservation Commission hearing yesterday that talked about the Castro Theatre but at the same time under Commission Matters we discussed about the possibility of a joint hearing. Again, for the Castro Theatre entitlements. And due to conflicts by, I guess, maybe a member or two of the Historic Preservation Commission, it is currently scheduled to be heard by them on March 15th, and for you to hear it on March 16<sup>th</sup> I believe is the correct dates. But in any case, yes that's right, we wanted to hold a joint hearing for those to be heard together, and so, we are looking at April 13<sup>th</sup>. So, if you could take a look at your calendars and I'll get clarity from you all later. We don't have to commit to that today but if you could look at April 13<sup>th</sup>, maybe at a 10 am start time and we would be, we anticipate basically clearing the agenda for just that matter. So, anyway.

**President Tanner:**

Would this be in lieu of the March hearings or an addition to?

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

In lieu of the March hearings, yes. So, on March 15th, the Historic Preservation Commission would continue that item to April, and then you would do the same on March 16<sup>th</sup>.

**President Tanner:**

Okay, great. Thank you.

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

RESOLUTION : [21243](#)

**D. DEPARTMENT MATTERS**

9. Director's Announcements

**Rich Hillis, Planning Director:**

Just on the Housing Element to follow up. You may have read in the paper that we did get certified but we did have a project come in to attempt the builder's revenue project. It was the one you've heard in the past, on 17<sup>th</sup> Street, but we had a certified Housing Element so builder's remedy was not relevant. And we we're only one of only a handful of jurisdictions in the Bay Area that did get certified in time so thank you all for adapting and modifying the timeline, and for your leadership on this. So, thank you.

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

**Dan Sider on behalf of Aaron Starr:**

Land Use Committee

- 221104 Planning Code - SoMa Nighttime Entertainment Uses; Leather and LGBTQ Cultural District. Sponsors: Dorsey; Mandelman. Staff: Starr.

This week, the committee considered Supervisor Dorsey ordinance that would make Nighttime Entertainment a principally permitted use on properties fronting Folsom Street between 7th Street and Division Street and properties fronting 11th Street between Howard Street and Division Street. The Committee also heard this last week where they made amendments that were deemed substantive and then continued the item one week.

This week, there was one person who spoke in favor of the item. After public comment the committee voted to forward the item to the Full Board with a positive Recommendation.

Full Board

At the full Board this week...

- 221023 Planning Code - Grocery Stores in Polk Street Neighborhood Commercial District. Sponsor: Peskin. Staff: Flores. PASSED Second Read
- 230001 General Plan Amendments - Housing Element 2022 Update. PASSED Second Read

The Board passed also passed the Housing Element on second read, and the Mayor signed the ordinance into law that same day. Meaning we adopted our housing element by the January 31st deadline. Additionally, HCD sent us a letter yesterday certifying that our Housing Element was compliant. As a city I think we should be proud that we came together and met the moment. Hopefully, we can do the same for the implementation phase.

- 221262 Mayoral Reappointment, Historic Preservation Commission - Lydia So. Adopted

**Commissioner Moore:**

Mr. Sider, could you give us a quick rundown of who the new committee appointees are. I think when the board changes, the board president change, you make new appointments. Is there any list out that you could share.

**Dan Sider:**

We will share that list to you this afternoon. The Land Use Committee is chaired by Supervisor Melgar and joined by President Peskin and Supervisor Preston. The rest we'll get to you later today.

**Commissioner Moore:**

Thank you.

**President Tanner:**

Great, thank you.

**Rich Hillis, Planning Director:**

And on Land Use, that the same group that was there before. So, it's consistent.

**Commissioner Moore:**

That's the same yeah. Thank you.

**President Tanner:**

Thank you.

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

It was stated that there was no report from the Board of Appeals but the Historic Preservation Commission did meet yesterday. And I blame myself for not starting the hearing sooner but we started the normal time and took up only the matter of the Castro Theatre landmarking specific character defining features. And the Police Commission has the same chamber on Wednesdays at 5:30, so we had to actually switch rooms. But ultimately, we got through the hearing, we took all the public comment and the Historic Preservation Commissioners adopted a recommendation to the Board of Supervisors to landmark the character defining features, including the sloped floor and fixed chairs, or fixed seats.

## **E. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Georgia Schuttish – The Demo Calc Matrix is an easy way to translate what the drawings of the design on the plans show. Design issues are the purview of Planning Department. Plans show the scope of a project including: What of the existing structure will be removed and what will be retained for an Alteration project. A Demo Calc Matrix is MATH. Not complicated, not absurd. Architects and engineers are highly educated needing to be good in math to put their official stamp on the plans for review. Department should assume the information provided on the plans in the drawings and as translated by the Demo Calc Matrix, is trustworthy and reliable. It should be a straightforward and honest process. The loss of existing, sound housing is unfortunate. It is unfortunate that the Demo Calcs were never adjusted even one time since 2009 to make the process more straightforward and honest as intended..

## **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.



- 3a. [2022-000908CUA](#) (B. GUNN: (628) 652-7367)  
361 UPPER TERRACE – west side of Upper Terrace; Lot 2629A in Assessor's Block 035 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, and 249.77, to increase the rear roof height on an existing legal non-complying portion of the building by approximately three feet and construct a new deck which extends into the Required Rear Yard. The Project Site is located within a RH-3 (Residential-House, Three-Family) Zoning District, Corona Heights Large Residence 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). 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: = Rich Hillis – Staff introduction  
= Branden Gunn – Staff report  
+ Amy Lee – Project sponsor presentation  
- Shelley Sutherland – Is the additional 1,000 sq ft necessary  
- Speaker – Loss of view  
- Ron Merida – View  
ACTION: After being pulled off of Consent, Approved with Conditions  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
MOTION: [21244](#)

- 3b. [2022-000908VAR](#) (B. GUNN: (628) 652-7367)  
361 UPPER TERRACE – west side of Upper Terrace; Lot 2629A in Assessor's Block 035 (District 8) – Request for **Variance** pursuant to Planning Code Section 134 to increase the rear roof height on an existing legal non-complying portion of the building by approximately three feet and construct a new deck which extend into the Required Rear Yard. The Project Site is located within a RH-3 (Residential-House, Three-Family) Zoning District, Corona Heights Large Residence SUD (Special Use District), and 40-X Height and Bulk District and.

SPEAKERS: Same as item 3a.  
ACTION: Acting ZA closed the PH and indicated an intent to Grant

4. [2022-005541CUA](#) (C. ENCHILL: (628) 652-7551)  
855 GEARY STREET – south side between Hyde and Larkin Streets; Lot 019 in Assessor's Block 0320 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3 and 303, to allow a change of use at the ground floor of an existing parking garage from Public Parking Garage (Automotive Use, Retail) to Fleet Charging (Automotive Use, Non-Retail) of the subject property within a RC-4 (Residential-Commercial, High Density) Zoning District and 80-T 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: = Charles Enchill – Staff report  
+ Justin Zucker – Project sponsor presentation

ACTION: After being pulled off of Consent, Approved with Conditions as amended by Staff  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 MOTION : [21245](#)

## 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.

12. [2022-000367DRP](#) (D. WINSLOW: (628) 652-7335)  
379 EUREKA STREET – east side between 20<sup>th</sup> and 21<sup>st</sup> Streets; Lot 023 in Assessor's Block 2750 (District 8) – Request for **Discretionary Review** of Building Permit No. 2021.1217.4661 for the construction of a rear horizontal addition to a two-story over-basement, one-family 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: Do Not Take Discretionary Review and Approve*

SPEAKERS: = David Winslow – Staff report  
 - Ludovico Mazzola - DR presentation  
 + Richard Tarlov – Owner  
 + Catherine Carr – Project sponsor presentation  
 + Project sponsor presentation  
 + Richard Craddock – Appreciate the communications, transparency and outreach

ACTION: No DR  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 DRA: [811](#)

## H. 2:00 PM

Items listed here may not be considered prior to the time indicated above. It is provided as a courtesy to limit unnecessary wait times. Generally, the Commission adheres to the order of the Agenda. Therefore, the following item(s) will be considered at or after the time indicated.

13. [2022-001838CUA](#) (C. ALEXANDER: (628) 652-7334)  
800 TARAVAL STREET – northwest corner of 18<sup>th</sup> Avenue; Lot 009A in Assessor's Block 2347 (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 745 to establish an approximately 977 square-foot Cannabis Retail Use (d.b.a. "Green Mirror") within an existing vacant commercial space with no on-site smoking or vaporizing of cannabis products within the Inner Taraval Street NCD (Neighborhood Commercial District) and 40-X Height and Bulk District. The Project proposes to convert an existing mezzanine area to a fully enclosed second floor. 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:
- = Christy Alexander – Staff report
  - + Angel Davis – Project sponsor presentation
  - + Michael – Project sponsor presentation
  - Lauren Lopez – Negative effects of marijuana
  - Speaker – Smoking can cause lung cancer, can cause car accidents, safety, near preschools
  - Selina – Equity issue, CDC website
  - + George Rush – Owner is a good person
  - Maurice Wong – Owns a preschool nearby
  - Mindy Lui – Owns a preschool that is directly across the proposed store
  - Virginia Fabi – Alarmed and worried about kids' safety
  - Moni Fong – Effects on students' health and safety in the neighborhood
  - Teresa – Order it online
  - Speaker – Schools and preschools nearby
  - Dorothy Pang – Not the right location
  - Francis – Cannabis edibles, facts according to CDC
  - Doris – No fresh air in the neighborhood
  - Mandy – Effects to youth in the community
  - Hilary – Renting her house is impossible and effects of store
  - Sherrie – Smell of marijuana
  - Lizzie – Students in the neighborhood
  - Jeannie Chen – Effects to one's brain
  - Speaker – Marijuana is not good for our health
  - Speaker – Concerned for grandkids, traffic accidents/incidents
  - Marylou Fabi – Concerns when walking to volunteer in church
  - Liana Lui – Children's future, public safety issues
  - Peter Lee – Don't need another Cannabis store, exposure to youths and students
  - Mark Solomon – Resistance of renters to small business
  - Josephine – Location is where kids hang out, not a welcoming business
  - Jane – Not qualified to educate or sell, operators are not in the medical field
  - Speaker – Hypocritical - Neighbors against project and city will approve.
  - + Stephan – Centrally located near public transportation for the disabled patrons
  - + John Wilson – Fully beneficial for the neighborhood
  - Amy – Small business around the neighborhood will suffer
  - + James – Benefits, must be 21 and older to purchase
  - + Serg Romani – Empathy for others
  - Speaker – Protect the children, have the dispensary elsewhere
  - + Amy – Will not draw in undesirable crowds
  - Wendy – They are not there to help the community; they are there to make a profit

- Christy – Not the right location, protect our children
- Ray – Marijuana affects the brain, decision making and attention
- Speaker - 64% of neighborhood is Chinese and not respecting their request to not approve
- Diane – Unsanitary exposure
- + Jan Frank – Safe and heavily regulated
- Speaker – Concerns due to increase in drug access
- Lisa – Too close to school and children, order online
- + Speaker - Dispensaries are a part of the city for many years
- + Jessie – The dispensary brings value to the neighborhood
- Speaker – Family oriented place
- Ming Chu – Recreational use is not appropriate in the neighborhood
- Tina Young – Has school age kids and does not want them to be exposed
- + Domenico Digrande – Owner of Golden Mirror, response to comments and questions
- + Angel Davis –project sponsor, response to comments and questions
- + Michael – Project sponsor, response to comments and questions
- + Nina – project sponsor team, response to comments and questions
- = Mathew Chandler – Response to comments and questions

ACTION: Approved with Conditions as amended to include a condition on signage as read into the record by Staff

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

MOTION : [21246](#)

ADJOURNMENT 5:12 PM

ADOPTED FEBRUARY 15, 2023