

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

Remote Hearing  
via video and teleconferencing

Thursday, December 10, 2020  
1:00 p.m.  
Regular Meeting

COMMISSIONERS PRESENT: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
COMMISSIONERS ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:03 PM

STAFF IN ATTENDANCE: Aaron Starr, Gabriela Pantoja, Xinyu Liang, Claire Feeney, Rich Sucre, David Winslow, Corey Teague – Zoning Administrator, 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. 2019-015984CUA (A. LINDSAY: (628) 652- 7360)  
590 2<sup>ND</sup> AVENUE – on east side of 2<sup>nd</sup> Avenue between Anza Street and Balboa Street, Lot 026 of Assessor's Block 1544 (District 1) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.2, to install a new AT&T Mobility Macro Wireless Telecommunications Services Facility at rooftop consisting of installation of ten (10) panel antennas, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within

two (2) FRP enclosures. The subject property is located within a RM-2 (Residential-Mixed, Moderate Density) and 40-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on November 19, 2020)

**Note: On September 17, 2020, after hearing and closing public comment, continued to November 19, 2020 by a vote of +6 -0. On November 19, 2020, without hearing, continued to December 10, 2020 by a vote of +7 -0.**

**(Proposed for Continuance to January 28, 2021)**

SPEAKERS: Speaker – Question continuance

ACTION: Continued to January 28, 2021

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

2. 2016-012135CUA (G. PANTOJA: (628) 652-7380)  
2214 CAYUGA AVENUE AND 3101 ALEMANY BOULEVARD – between Sickles Avenue and Regent Street; Lots 001 and 034 in Assessor's Block 7146 (District 11) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317, and 710 for the demolition of an existing two-story, single family residence and the construction of four new four-story, 40-foot, residential buildings containing a total of seven dwelling units, approximately 15,196 square feet in area, and seven Class 1 bicycle parking spaces within a NC-1 (Neighborhood Commercial, Cluster) and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on November 12, 2020)  
**(Proposed for Continuance to February 25, 2021)**

SPEAKERS: Jeremy Schaub – Request for a shorter continuance

ACTION: Continued to February 25, 2021

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

9. [2020-009054PCA](#) (V. FLORES: (628) 652-7525)  
TEMPORARY USE OF HOTELS AND MOTELS FOR PERMANENT SUPPORTIVE HOUSING [BF 201218] – **Planning and Administrative Code Amendments** – Ordinance amending the Planning Code and Administrative Code to allow certain hotels and motels to be used for Permanent Supportive Housing purposes without thereby abandoning or discontinuing the hotel use; 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: Approve*  
 (Continued from Regular hearing on December 3, 2020)

SPEAKERS: None

ACTION: Continued to January 28, 2021

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

10. [2017-004557ENV](#) (J. MCKELLAR: (628) 652-7563)  
550 O'FARRELL STREET – north side of O'Farrell Street between Leavenworth and Jones Streets; Lot 009 in Assessor's Block 0318 (District 6) – Certification of the **Final Environmental Impact Report**. The final EIR evaluates a proposed project and a project variant. The proposed project would demolish all but the façade of the existing two-story-over-basement parking garage and construct a 13-story-over-basement residential tower with 111 dwelling units, 1,300 square feet (sf) of ground-floor retail or residential amenity space, and 156 bicycle parking spaces. The project variant would demolish the existing garage and construct a 13-story-over-basement residential tower with 116 dwelling units, 1,300 sf of ground-floor retail or residential amenity space, and 156 bicycle parking spaces. The proposed project and project variant do not propose any vehicle parking. The project site is within a RC-4 (Residential-Commercial High Density) Zoning District, 80-T-130-T Height and Bulk District, and North of Market Residential SUD (Subarea No. 1).  
**Please Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on July 7, 2020. 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 January 14, 2021  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

- 11a. [2017-004557ENV](#) (S. UPDEGRAVE: (628) 652-7563)  
550 O'FARRELL STREET – north side of O'Farrell Street between Leavenworth and Jones Streets; Lot 009 in Assessor's Block 0318 (District 6) – Request for **Adoption of CEQA Findings**, a Statement of Overriding Considerations, and a Mitigation and Monitoring Reporting Program under the California Environmental Quality Act (CEQA). The project would demolish all but the façade of the existing two-story parking garage and construct a 13-story over-basement residential tower with 111 dwelling units within a RC-4 (Residential-Commercial High Density) Zoning District, 80-T-130-T Height and Bulk District, and North of Market Residential SUD (Subarea No. 1). Dwelling unit density is increased utilizing Planning Code Section 207(c)1 and providing on-site inclusionary affordable units.  
*Preliminary Recommendation: Adopt*

SPEAKERS: None  
ACTION: Continued to January 14, 2021  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

- 11b. [2017-004557CUA](#) (S. UPDEGRAVE: (628) 652-7563)  
550 O'FARRELL STREET – north side of O'Farrell Street between Leavenworth and Jones Streets; Lot 009 in Assessor's Block 0318 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 253, 263.7, 271, and 303 to allow a structure over 40 feet in height on a lot with more than 50 feet of street frontage in an RC Zoning District, a structure above the 80-foot base height in the North of Market Residential SUD (Subarea No. 1), and Bulk Limit Exceptions. The project would demolish all but the facade of the existing two-story parking garage and construct a 13-story over-basement residential tower with 111 dwelling units within a RC-4 (Residential-Commercial High Density) Zoning District, 80-T-130-T Height and Bulk District, and North of Market Residential SUD (Subarea No. 1). Dwelling unit density is increased utilizing Planning Code

Section 207(c)1 and providing on-site inclusionary affordable units. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None

ACTION: Continued to January 14, 2021

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

- 11c. [2017-004557VAR](#) (S. UPDEGRAVE: (628) 652-7563)  
550 O'FARRELL STREET – north side of O'Farrell Street between Leavenworth and Jones Streets; Lot 009 in Assessor's Block 0318 (District 6) – Request for a **Variance**, pursuant Planning Code Section 305, from the requirements for a Rear Yard (Section 134) and Dwelling Unit Exposure (Section 140). The project would demolish all but the façade of the existing two-story parking garage and construct a 13-story over-basement residential tower with 111 dwelling units within a RC-4 (Residential-Commercial High Density) Zoning District, 80-T-130-T Height and Bulk District, and North of Market Residential SUD (Subarea No. 1). Dwelling unit density is increased utilizing Planning Code Section 207(c)1 and providing on-site inclusionary affordable units.

SPEAKERS: None

ACTION: ZA Continued to January 14, 2021

16. [2019-005907DRP-02](#) (D. WINSLOW: (628) 652-7335)  
1151 WASHINGTON STREET – between Taylor and Mason Streets; Lot 025 in Assessor's Block 0213 (District 3) – Request for **Discretionary Review** of Building Permit no. 2019.0419.8530 for the construction of a rear horizontal and fourth story vertical addition to an existing 3-story, single family residence within a RM-3 (Residential-Mixed, High Density) Zoning District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

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

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 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

4. [2018-014950DRP](#) (D. WINSLOW: (628) 652-7335)  
[492 45<sup>TH</sup> AVENUE](#) – at the corner of Geary Boulevard; Lot 001D in Assessor's Block 1491 (District 1) – Request for **Discretionary Review** of Building Permit no. 2018.1022.3827 for the construction of a second story vertical addition to an existing 1-story, single family residence within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Take Discretionary Review and Approve as Modified*

SPEAKERS: None  
ACTION: Took DR and Approved as Modified  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
DRA: [729](#)

#### C. COMMISSION MATTERS

5. Consideration of Adoption:  
• [2021 Hearing Schedule](#)

SPEAKERS: None  
ACTION: Adopted as amended, cancelling February 11, 2021  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

6. Commission Comments/Questions

None.

#### D. DEPARTMENT MATTERS

7. Director's Announcements

None.

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

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

This week, the Land Use Committee considered Supervisor Ronen's ordinance to allow light manufacturing and wholesale storage uses in the 24th Street-Mission Street Neighbor Commercial District. The Commission heard this item last week and unanimously recommended approval. During the Land Use Committee, there was one public commenter representing the Calle 24 Latino Cultural district who called and supported the ordinance. After some minor technical amendments were made to the ordinance the committee forwarded the item to the full board with a positive recommendation.

Lastly, the commission continued the hearing called by Supervisor Peskin on strategies to maximize affordable housing on public lands for one week to allow more time for discussion.

At the full board this week, the board passed on first read the landmark designation For The Royal Baking Company. The CEQA hearing for 350 San Jose Avenue was withdrawn and therefore, the determination was upheld. And the appeal for 1776 Green Street, also a CEQA appeal, was continued to December 15th.

That concludes my report and I am happy to answer any questions.

## E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Email regarding community stabilization

## F. REGULAR CALENDAR

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

12. [2020-007023CUA](#) (G. PANTOJA: (628) 652-7380)  
1649 DIVISADERO STREET – between Sutter and Post Streets, Lot 001A in Assessor's Block 1076 (District 5) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 202.2(a), 303, and 712 for the establishment of a Cannabis Retail Use (d.b.a. "Nicer Co.") at an approximately 1,270 square-foot tenant space located at the ground floor of an existing two-story, mixed-use building within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Gabriela Pantoja – Staff Report  
 + Speaker – Support  
 + Johnny Delaplane – Support  
 + Misha Olivas – Support  
 + Speaker – Support, will produce local ownership  
 - Ana – Concerns, noise, parking, odor  
 + Speaker - Support  
 + Speaker – Support  
 + David Goldman – Support  
 + Kim Mitchell – Project Sponsor Presentation  
 + Joseph Reiss – Project Sponsor Presentation  
 + Speaker – Support  
 + Michelle – Support  
 - Angelica Santiago - Support  
 + Quentin Platt – Support  
 + Michael Cowan – Support  
 + Lisa Parker – Support  
 + Speaker – Support  
 + Chris – Support  
 + Speaker – Support

+ John Petit – Support  
 + Chester – Support  
 + Ashley – Support  
 - Speaker – Oppose, odor  
 + Speaker - Support

ACTION: Approved with Conditions

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

MOTION: [20819](#)

13. [2019-013951CUA](#) (X. LIANG: (628) 652-7316)  
224-228 CLARA STREET – north side of Clara Street between 5<sup>th</sup> and 6<sup>th</sup> Streets; Lots 062 and 063 in Assessor's Block 3753 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to demolish a single-family residential building at 228 Clara Street and construct a five-story residential building (measuring approximately 13,265 gross square feet) with nine dwelling units and nine Class 1 bicycle parking spaces at 224 and 228 Clara Streets within a MUR (Mixed Use Residential) Zoning District, SoMa Youth and Family Special Use District, Central SoMa Special Use District, and 45-X Height and Bulk District. The Project also proposes the merger of Lots 062 and 063. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
 (Continued from Regular hearing on November 12, 2020)  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Xinyu Liang – Staff Report  
 + Jody Knight – Project Sponsor Presentation  
 + Stanley Saitowitz - Architect  
 = Brian Young – Concerns on windows, lightwell, security and privacy  
 = Katherine – Security issues, willing to work with PS  
 + Speaker – Support, include more affordable units  
 = Kristen Jensen – City Attorney comments  
 = Rich Sucre – Response to questions

ACTION: Approved with Conditions as amended to include a condition for the Sponsor to continue working with Staff on neighbor concerns regarding lightwell and roof deck access and adding a finding recognizing that the Sponsor volunteered the one-bedroom unit as a BMR unit subject to PC Section 415 at 110 AMI for rental and 130 AMI for sale.

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Chan, Imperial, Moore

MOTION: [20820](#)

14. [2020-006608CUA](#) (C. FEENEY: (628) 652-7313)  
3407 GEARY BOULEVARD – south side of Geary Boulevard between Beaumont Avenue and Stanyan Street, Lot 031 of Assessor's Block 1085 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 739, to establish an approximately 1,219 square-foot Cannabis Retail Use (d.b.a. CannaClub) within the Geary Boulevard NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*



SPEAKERS: = Claire Feeney – Staff Report  
 + Daphne – Support  
 + Henry Chan – Project Sponsor Presentation  
 + Sarah Schrader – Project Sponsor Presentation  
 + Speaker – Support  
 + Tammy Fong – Support  
 + John Petit – Support  
 + James Chen – Support  
 + Candace – Support  
 + Regina – Support  
 - Speaker – Against the project, did not get noticed  
 + Michael – Support  
 + David Goldman – Support  
 + Melanie – Support  
 + Chester – Support  
 + Speaker – Support  
 + Michael – Support  
 + Henry – Support  
 + Alden – Support  
 + Dan – Support  
 + Dennis Wong – Support  
 + Ray – Support  
 + Tony – Support  
 + Pablo – Support  
 + Linh Fong – Support  
 + Julie Kang – Support  
 + Carlos – Support  
 + Speaker – Support  
 ACTION: Approved with Conditions  
 AYES: Tanner, Chan, Fung, Imperial, Moore, Koppel  
 RECUSED: Diamond  
 MOTION: [20821](#)

## 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.

15. [2018-009883DRP](#) (D. WINSLOW: (628) 652-7335)  
573 DIAMOND STREET – between Alvarado and 23<sup>rd</sup> Streets; Lot 021 in Assessor's Block 2803 (District 8) – Request for **Discretionary Review** of Building Permit no. 2019.0829.0257 for the construction of a 445-square-foot 4th-story vertical addition and a horizontal rear addition to the 2<sup>nd</sup> and 3<sup>rd</sup> stories. The project would include approximately 8 feet of excavation below ground surface, resulting in 146 cubic yards of soil disturbance to an existing three-story, single family building within a RH-2 (Residential-House, Two Family)



Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Take DR and Approve with Modifications*

SPEAKERS: = David Winslow – Staff Report  
- Tim Pryor – DR Presentation  
+ Sven Lavine – Project Sponsor Presentation  
- Peter – Multi-level decks destroys privacy  
- Steven – Rear yard open space  
- Speaker – Object to character, impacts privacy  
ACTION: Took DR and Approved with Staff modifications  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
DRA: [730](#)

3. [2018-009545CUA](#) (A. LINDSAY: (628) 652-7360)  
1-91 EXECUTIVE PARK BOULEVARD – on west side of Executive Park Bl between Alanna Rd and Blanken Ave, Lot 066 of Assessor's Block 4991 (District 10) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 210.1, and 211.2, to install a new AT&T Mobility Macro Wireless Telecommunications Services Facility on a new 70' tall faux-eucalyptus tree consisting of installation of nine (9) panel antennas, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Ancillary equipment will be screened within FRP paneling enclosure with faux CMU finish at ground level. Three new trees are to be planted around proposed facility to facilitate additional site screening. The subject property is located within a C-2 (Community Business), P (Public) and OS Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Ashley Lindsay – Staff Report  
+ Candy Blackstone – Project Sponsor Presentation  
+ Derek Turner – Project Sponsor Presentation  
- Speaker – Native plants species, not ecological  
- Speaker – There are better locations, too close to the residential location  
- Jason Mao – Impact to property value, consider other locations  
ACTION: Approved with Conditions  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
MOTION: [20822](#)

ADJOURNMENT 4:30 PM  
ADOPTED JANUARY 7, 2021