

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

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

**Thursday, January 25, 2024**  
**12:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: Moore, Braun, Imperial, Koppel, Ruiz  
COMMISSIONERS ABSENT: Diamond

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MOORE AT 12:03 PM

STAFF IN ATTENDANCE: Aaron Starr, Kurt Botn, Katie Lei, Gabriela Pantoja, Maggie Laush, Ella Samonsky, 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.

- 1a. 2023-004909DRP (D. WINSLOW: (628) 652-7335)  
1336 SHOTWELL STREET – west side between Cesar Chavez Street and Precita Avenue; Lot 074 in Assessor's Block 5501 (District 9) – Request for **Discretionary Review** of Building Permit No. 2023.0911.6345 to construct a vertical and horizontal extension to the front and rear of the existing two-story, single-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\(h\)](#).

**(Proposed for Continuance to March 7, 2024)**

SPEAKERS: None  
ACTION: Continued to March 7, 2024  
AYES: Braun, Ruiz, Imperial, Koppel, Moore  
ABSENT: Diamond

- 1b. 2023-004909VAR (D. WINSLOW: (628) 652-7335)  
1336 SHOTWELL STREET – west side between Cesar Chavez Street and Precita Avenue; Lot 074 in Assessor's Block 5501 (District 9) – Request for **Variance** of Building Permit No. 2023.0911.6345 to construct a vertical and horizontal extension to the front and rear of the existing 2-story, single-family building within a RH-2 (Residential House – Two Family) Zoning District and 40-X Height and Bulk District. Planning Code Section 242 requires the subject property to maintain a rear yard of approximately 22 feet measured from the rear property line. The proposed rear addition will encroach approximately seven feet into the required rear yard. Planning Code Section 174 requires projects to meet the conditions of approval. A prior variance was granted for the subject lot that, as a condition of approval, required future additions to obtain a variance. Therefore, the project requires a variance.

**(Proposed for Continuance to March 7, 2024)**

SPEAKERS: Same as item 1a.  
ACTION: Continued to March 7, 2024  
AYES: Braun, Ruiz, Imperial, Koppel, Moore  
ABSENT: Diamond

2. 2023-002996CUA (M. LAUSH: (628) 652-7339)  
807-809 VERMONT STREET – east side between 20th and 22nd Streets; Lot 064 in Assessor's Block 4093 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, to allow the removal of an unauthorized dwelling unit at the ground floor of an existing three-story, two-unit residential building within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on November 16, 2023)

**(Proposed for Continuance to March 7, 2024)**

SPEAKERS: None  
ACTION: Continued to March 7, 2024  
AYES: Braun, Ruiz, Imperial, Koppel, Moore  
ABSENT: Diamond

3. 2022-006831DRM (D. WINSLOW: (628) 652-7335)  
619 MARINA BOULEVARD – south side between Divisadero and Broderick Streets; Lot 026 in Assessor's Block 0911 (District 2) – Staff Initiated **Discretionary Review** of Building Permit Application No. 2022.0615.6422; Planning Enforcement Case No. 2021-009773ENF proposing legalization of window openings altered without permit at the front façade within a RH-1 (Residential House, One-Family) 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 Conditions*

(Continued from Regular hearing on November 30, 2023)

**(Proposed for Continuance to April 4, 2024)**

SPEAKERS: None

ACTION: Continued to April 4, 2024  
 AYES: Braun, Ruiz, Imperial, Koppel, Moore  
 ABSENT: Diamond

4. 2020-010990DRP (D. WINSLOW: (628) 652-7335)  
2536 CALIFORNIA STREET – between Steiner and Pierce Streets; Lot 008 in Assessor's Block 0634 (District 2) – Request for **Discretionary Review** of Building Permit Application no. 2021.0809.6086 to demolish the existing structure and construct a new three dwelling residential building over ground floor commercial space within the Upper Fillmore 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.

**WITHDRAWN**

SPEAKERS: None  
 ACTION: Withdrawn

## 12. REMOTE PUBLIC COMMENT

SPEAKERS: None  
 ACTION: Continued to February 1, 2024  
 AYES: Braun, Ruiz, Imperial, Koppel, Moore  
 ABSENT: Diamond

- 18a. [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 December 14, 2023)

SPEAKERS: None  
 ACTION: Continued to February 29, 2024  
 AYES: Braun, Ruiz, Imperial, Koppel, Moore  
 ABSENT: Diamond

- 18b. [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 December 14, 2023)

SPEAKERS: None  
 ACTION: Acting ZA Continued to February 29, 2024  
 AYES: Braun, Ruiz, Imperial, Koppel, Moore

ABSENT: Diamond

## 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.

6. [2023-010498CUA](#) (E. MAU: (628) 652-7583)

1075 MARKET STREET, UNIT 605 – south side between 6th and 7th Streets; Lot 306 in Assessor's Block 3703 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 210.2, and 303 to classify the subject property as an Intermediate Length Occupancy (ILO) unit. Classification as an ILO unit allows a dwelling unit to be offered for occupancy for an initial stay with a duration of greater than 30 days but less than one year (365 days). ILO units are a use characteristic. The unit(s) proposed for ILO classification will remain dwelling units. The subject property is located within a C-3-G (Downtown General Commercial) Zoning District and 90-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Imperial, Koppel, Moore  
 ABSENT: Diamond  
 MOTION: [21493](#)

7. [2023-011439CUA](#) (E. MAU: (628) 652-7583)

16 JESSIE STREET, UNIT 410 – northeast corner of Ecker Place; Lot 170 in Assessor's Block 3708 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 210.2, and 303 to classify the subject property as an Intermediate Length Occupancy (ILO) unit. Classification as an ILO unit allows a dwelling unit to be offered for occupancy for an initial stay with a duration of greater than 30 days but less than one year (365 days). ILO units are a use characteristic. The unit proposed for ILO classification will remain a dwelling unit. The subject property is located within a C-3-O (SD) (Downtown-Office (Special Development)) Zoning District and 550-S Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Imperial, Koppel, Moore  
 ABSENT: Diamond  
 MOTION: [21494](#)

8. [2023-007870CUA](#) (T. ATOYEBI: (628) 652-7363)

3820 24TH STREET – north side between Vicksburg and Church Streets; Lot 017 in Assessor's Block 3651 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303, and 728, to expand an existing 2,576 square-foot ground-floor Animal Hospital (d.b.a. Curo Pet Care) by approximately 1,275 square feet into the vacant basement of the subject property. This expansion will result in a total use size of 3,851 gross square feet, exceeding the 2,500 square feet non-residential use size limit, within the 24th 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, Imperial, Koppel, Moore  
ABSENT: Diamond  
MOTION: [21495](#)

## C. COMMISSION MATTERS

### 9. 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.

### 10. CONSIDERATION OF ADOPTION:

- [Draft Minutes for January 11, 2024](#)

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

### 11. COMMISSION COMMENTS/QUESTIONS

#### **Vice President Moore:**

We have an unusual event today, and it's actually for me sitting here, not the most joyous one, but one for somebody else. It is Commissioner Tanner. As of last week, President Tanner leaving us and I would like her to take this opportunity under Commission Comments in recognition of her contributions and as a colleague to make comments that perhaps normally would appear under public comments. But we want to just basically honor her to make these comments today.

#### **Rachael Tanner:**

Thank you, Vice President Moore, and thank you all for letting me have a few moments to just talk with you and share a little bit about my journey to this point and the new role that I'll be having, and also to primarily share a lot of thanks and gratitude for all of you and for the Department. As many of you know, and as Secretary Ionin said, I have resigned from the Commission in order to take a position as the Director of Citywide Planning for the Planning Department here in San Francisco. And you know, it's something that I can't say I thought that I would be in this position if you'd asked me a year or a year and a half ago, I would said, no way. I do remember when AnMarie came here and told us that she was leaving it was like a lot of bittersweetness. I was like, oh my gosh, she's leaving. I was very happy to hear she's going to Treasure Island, so not very far, and a project that will help us meet our RHNA goals. So, very exciting to hear that. But I had this twinge of intuition also like, oh, you know, there's going to be an opening, maybe I should apply for this job when it opens, which I thought this little twinge of intuition, tooth and nail for a long time, I think until the last day that the applications were due in fact. And I had just left, probably a year or in some change before then, my job as the Assistant Director of Planning and Development Services for the City of Palo Alto and I had said, you know, never going back, I'm going to work for myself, like there's nothing like it. Like so much freedom, blah, blah, blah, all exciting. And it reminded me of another never say never moment that I had ten years earlier when I finished my grad school in Planning, I said, I'm never moving to California and I'm never working in government, which were the first two things I did

simultaneously. Moved to California, moved to Long Beach, working for the City of Long Beach. And I should have learned my lesson then to never say never but it looks like I didn't. And the first thing I remember a couple months after working for the City of Long Beach for a while, I called my friend, my classmate Christine Carella, and I said, wow, this is really great. She was working for the City of New York and had worked in local government. I said, actually, you know, I thought I was going to be so boring and like, really just kind of like lame working for government but we were actually really doing a lot of really cool stuff. And she said to me, she said, yeah, government, local government, we put the rubber on the road like we do things for cities and for communities, and we make things happen. And I've always taken that with me.

So, I hope to take that sense of service and duty into this next role as a planner and a practitioner being on this Commission with our city, going through all the challenges that it's going through, I just couldn't sit on the sidelines. Not that the Commission is sidelined, but professionally, I couldn't hold back, like wanting to roll up my sleeves and get even more engaged in helping to tackle the challenges that we have. So, I'm really grateful that I have the perspective of serving on the Commission, but now I can take, take my skills hopefully and use them in a different way, and really help to tackle the challenges that you all see in here and are working on as well. So, I just want to do a few thanks.

First, thanks to Mayor Breed for nominating me to the Planning Commission and really thank for her support and for the Board of Supervisors who supported my nomination and allowed me to serve this last, my first term and this term. I want to also thank Joshua Switzky, who's been in the role of acting Director of Citywide in the division and really excited to have his skills and his great technical expertise and all his knowledge and his true dedication, not only to the Department, but really to San Francisco as a place. And we really are so lucky to have him.

I want to thank Rich, of course, Director Hillis, thank you for giving me the opportunity and I hope that it is as pleasurable to work with you as it has been to be next to you as a Planning Commissioner on the dais. And then to the Commissioners, of course. First to Vice President Moore, you are such a treasure to our Commission, not just because of your tenure, but honestly, you have a really great memory. I can barely remember what we did last week and you remember cases from years ago and helped to remind us, and us, newer Commissioners of the history and the legacy of things and how we really need to not just look at one project, but look at how we're developing the city overall project by project. And I thank you for your incredible skills as an architect. I'm not a designer. And for the high standards that you hold this Commission and our city too. To Commissioner Koppell, thank you for reminding us that physical buildings are actual, real places that people work, and they're built by real men and women. Hopefully men and women who live and work in San Francisco and have gone through our training programs. So, it reminds me also, I think we might be due an update on the San Bruno project, so not sure when we want to bring that back to Commission, but we want to make sure all our folks are safe in the homes that they're in. Commissioner imperial, I want to thank you for always speaking up, for asking the tough questions. And for, in particular, being concerned about the people who are living inside of our buildings and making sure that they are always protected. And you have that sense of really how the system works, so you can really help shed light for some of us who may not know all of the ins and outs of tenancy and housing on what happens and how we should be addressing projects. To Commissioner Ruiz--

**Vice President Moore:**

Ms. Tanner, you have 60 seconds.

**Rachael Tanner:**

Oh, sorry. My gosh. Okay, I only have two more things. Two more things. Well, there's like three more things. Commissioner Ruiz, you are one of our few, I think, born and raised Commissioner here. And just that's so, so valuable. You're so brilliant, so bright. You have a great current practice of serving the city in many ways and I hope you continue to do that long into the future. And, Commissioner Braun, I think you might be, no offense to anybody else, one of our most Planning nerd Commissioners, which is really great. I mean, when you said you visited every POPOS just for fun and the way that you bike around the city and you really experienced a lot of the things that we're doing at the Commission, I really admire that and hope to emulate that. Of course, there is

Commission Secretary and all the staff, thank you for helping us run these wonderful hearings and all the work that goes in the background.

Also to the City Attorneys, Attorney Jensen and Yang, and also all the Land Use team. Thanks for giving us advice and trying to steer us in the right direction, even if sometimes we don't always listen to what you say. We do appreciate it, nonetheless. So with that, I won't be far. You know how to get a hold of me, and you may be hearing from me more frequently now in this new role than you did when I was one of a Commissioner with you. So again, thank you, Vice President Moore for this time, I appreciate it.

**Vice President Moore:**

Thank you. Thank you also for acknowledging all of us. Much appreciated. And we will continue with Commissioner Comments. I'd like to start today, being bombarded with letters and newspaper articles about the State Density Bonus and upzoning, pros and cons, cons and pros. I would like to share a couple of thoughts with you because looking back, I was starting to reflect on what is, what are really objective standards for the City. And the first thing that came to mind is actually Lawrence Kornfield, who was the original seismic, the City Administrator for Seismic Safety. And I want to make sure as we are considering upzoning and taller buildings that we are aware of many guidelines which we currently are using for exemptions and concessions, that these guidelines are actually based in significant science about seismic safety. And the particular guideline I want to address is tower separation. Tower separation started originally with creating light and air and leaving a lot of sky visible as the city was going from a low medium rise city into a taller high-rise city. However, that was superseded after Loma Prieta when seismic safety and seismic safety standards started to be really tightened up including the fact that tower separation is an extremely important element to keeping towers from swaying into each other during an earthquake. And I would like the Department to make a note that I believe that many of other standards are anchored in life safety.

The second thing I would like to talk about is involving the fire marshal in discussion about building height and building use relative to height. Office buildings are tall buildings occupied during the day. Tall residential buildings are an altogether separate matter because they are occupied partially during the day, but mostly during sleeping and rest hours. And empirical earthquake science has shown that the majority of earthquakes happen during night hours, and that brings with it the issue of safe building exiting. And the taller the building particularly if you wake up in the middle of the night and be asked to leave the building, there is no elevator, but you'll be basically running in your pajamas or whatever you are wearing or not wearing down the stairs to get to safety. And there are many practitioners who actually question that residential buildings above a certain height are safe. I'm not an expert on the subject matter but have been involved in sufficiently enough discussions to be concerned about it.

So, what I'm asking the Department, one, use those standards which have been developed with a lot of technical and on-site knowledge in the city. There are plenty of experts in fire safety, building safety and seismic safety around to help you stand strong on objective standards and what are really objective standards and life safety are. So those are my comments for the day. I'd like to hang that out for anybody to comment on independently inviting to the Department, but I'd like to toss it out as a bigger discussion as we are being further constrained in having to give up, give up standards that have shaped the city in the way it is. Thank you.

**Commissioner Imperial:**

Thank you, Vice President Moore. Actually want to extend my congratulations and want to make a professional and personal comment to former President Tanner. First, I would like to congratulate you in this role as Citywide Director of Planning. This has been actually also a big concern when we have, disposition has been, you know, vacated. And I think you are a perfect candidate for this role as well and I'm glad that you took on this position. Also, so I will definitely miss your leadership in this Commission as the board President and also as a Commissioner itself. I think you have greatly contributed in our Commission in terms of the issues that are very complicated. And I think you, you know, I mean, we all have very challenging positions in here in terms of balancing different perspectives. So, I just want to extend that to you as a public comment. And also, I would like

to, you know, work with you in, you know, and see you here still in the, in the Planning Department and the Commission. So, congratulations.

And for Commissioner Moore, in terms of the, you know, the comments that you have provided, I think those are very sound. And I'm looking forward if there's going to be some, some form of subcommittees that we can form in so that those kind of, you know, projects or I guess, ideas that we're working on in the Commission, will really be implemented and be really pushed into the Department. I think, yes. And I've also been getting a lot of comments in terms of the concern on the west side upzoning process and of course, it's going to be part of the, you know, of the process as we go through here as that's going to be part of a big project for this year as well. So, so yeah, I probably we will, I will have to connect with you in terms of like how we can work in terms of the subcommittees or --

**Vice President Moore:**

I would definitely like to involve President Diamond in that and I'm sure she will be very open. She had mentioned it before, so we can pick that up again next week under Commission Comment. And I would like everybody also to opine on that. Thank you.

**Commissioner Braun:**

Yes. I just wanted to also extend my thanks, my congratulations to former Commissioner Tanner. You know, I think we're all going to really miss your incisive analysis and your fair approach, especially as President of the Commission. You know, I was thinking about what you just said, and I'm now thinking if we ever need some sort of massive problem solve, you should say I'll never, I'll never try to address that, because apparently it's exactly what you're gonna end up doing. You know, I've had the privilege of working with Miss Tanner also in the role of a consultant to you as staff at the City of Palo Alto. And I know that you do amazing work, and I was really impressed and appreciated your work on those projects together. And there are plenty people in the Planning Department who, you know, who might have been in the Department longer, who also worked with you. And so it's exciting to have you back on staff in San Francisco. And I'm really excited to now, in a way, work with you on a third sort of role across from each other. So but, but congratulations and thanks so much.

**Commissioner Koppel:**

Well, as bummed as I am for the loss, it brings back a similar phone call I received a number of years ago from a then Commissioner, Rich Hillis. So got the phone call, he was leaving. Equally as bummed then, but then, you know, heard he was applying for the director's spot, so, Rich's example. And then also Rodney Fong, who was here for a number of years and left to just stay here in the City, taking over the Chamber of Commerce. Glad to see you are staying here and staying close so we can still lean on you for your exceptional knowledge and just the whole land use and construction landscape. Thanks again.

**Commissioner Ruiz:**

Yeah, I just want to follow in the congratulations and say that I started working with, Commissioner, or former Commissioner Tanner, when I was doing organizing in the Tenderloin. And there was some, you know, concerns around specific land use changes in that neighborhood. And that was you know, one of my, I wouldn't say firsts, but probably, you know, biggest experiences working on land use issues and communicating with Commissioners. And Commissioner Tanner had such a welcoming and also just care and concern to really learn about you know, what the community, you know, wants to see and what their priorities are. And so I just very much appreciated that. And then, you know, when I came on to the Commission, I just really took notice of your leadership and how you truly listen to the comments that are said during Commission, which I think is incredibly important. You really make people feel heard and it really shows in the comments that you've made and I just hope that I could be half the Commissioner that you were on, on, on this Commission. So, thank you. And I think, you know, you're also perfect for the position, and I can't wait to see what you will accomplish.



## D. DEPARTMENT MATTERS

### 13. DIRECTOR'S ANNOUNCEMENTS

**Rich Hillis, Planning Director:**

Great. Thank you. Commissioners. Thank you, President Tanner and now, Director Tanner. We share your excitement. I mean, your regret that she's leaving the Commission and the thoughtfulness in leadership you brought to this Commission, but excited to have that as part of our staff team. Instead of six hours a week we kind of get it 40 hours a week so that's exciting. Because she really does bring everything - leadership, thoughtfulness, how she works with the community, technical knowledge, it's really everything. So, we are very excited at the staff level. And I just wanted to also thank Josh Switzky in our Citywide team, who've really kind of made this transition seamless. After AnMarie left, I mean, you've seen them here talking about the rezoning, but on sea level rise and in, transportation element and all other issues. You know we continue to advance that work and Rachael will do the same. So we're excited about that. Just a note on the, you know, the rezoning came up, and we will be before you next week. We've got an informational hearing. So Commissioner Moore, happy to kind of dive deeper into some of the questions you had. We'll have a follow up also in February. So we expect to have two informational hearings in February on the rezoning proposal so we can get into depth on those. Likely another informational and or a kind of approval hearing in March but that's to be determined. We want to get through those hearings in February and get your feedback and the public's feedback. So, looking forward to more discussion on that.

**Vice President Moore:**

Thank you.

### 14. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION

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

**Land Use Committee**

**231144** Planning, Administrative Codes - Code Corrections Ordinance. Sponsor: Planning Commission. Staff: Merlone.

Good afternoon, Commissioners Aaron Starr manager of legislative affairs. This week the Land Use committee considered this Commission's code corrections ordinance. You passed this ordinance last year on September 28. As you probably recall the code corrections ordinance is intended to correct errors in the code, that usually come about from previous ordinances. This ordinance will fix issues like grammatical errors, unintentional cross-references and accidental additions and deletions that undermine the legitimacy and enforceability of the Planning Code.

During the hearing, Planning staff informed that committee members that amendments are required to the proposed ordinance because of recent changes to the code; however, those amendments were not yet drafted to form. After going over the types of amendments we intended to introduce, staff asked the commission to continue the item for one week so that the amendments could be drafted. There was no public comment, and the Committee then voted to continue the item for one week.

**230310** Planning Code - State-Mandated Accessory Dwelling Unit Controls. Sponsor: Mayor. Staff: Flores.

Next, the committee considered another item you voted to pass on September 28<sup>th</sup> of last year, the state ADU ordinance sponsored by the mayor. As a reminder, this round of ADU legislation is to make our code consistent with state law. This covers new bills, which were effective beginning January 1, 2023. There will

be another ordinance to bring the code into compliance with changes effective 1/1/24. It also gives the ADU program a new section in the Code and responds to comments provided by HCD.

During the hearing, Peskin inquired if other bills effective January 1, 2024 could be incorporated into this legislation. He also asked additional amendments be included including retaining the existing noticing requirement and expand the historic resource protections to include all known historic resources. Lastly, Peskin emphasized wanting to make future legislation support more rent-controlled units under our Local ADU Program.

Melgar had questions about the review timeline for the Local ADU Program was, and how it compared to the state program review timeline. During public comment, Ryan Patterson representing Yes in My Backyard, expressed concern about the reduction in allowable square footage for ADUs stating he believed it was contrary to SB330.

After public comment, the committee continued the item for two weeks to February 5<sup>th</sup>.

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

Next the Committee considered one of the duplicated versions of the Constraints Reduction Ordinance. The purpose of this ordinance is to amend the language in Section 311 to respond to recent state legislation, and to possibly add 311 notification requirements in Chinatown. There were several amendments that needed to be added to this ordinance, both from the department and Supervisor Peskin's office. As the amendments were not drafted and it wasn't clear whether adding 311 notification to Chinatown was what the community wanted the item was continue do the call of the chair. It's anticipated that the item will be back in two weeks.

**Full Board**

**231216 Planning Code - Landmark Designation - Westwood Park Entrance Gateways and Pillars. Sponsor: Melgar. Staff: LaValley.** Passed First Read on a 10-1 vote with Preston voting no

**231285 Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed 2395 Sacramento Street Project.** *Continued to February 6, 2024.*

**Vice President Moore:**

I have a question. Would you remind us, please, what 2395 Sacramento Street was? It's a number doesn't at the moment doesn't ring a bell.

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

I can chime in. It was the, I forget the technical name but it, it was previously used as a library. At one point in time, it was part of the CPMC Pacific campus. It was sold off--

**Vice President Moore:**

Franklin.

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

It is on the corner of Sacramento and Webster--

**Rich Hillis, Planning Director:**

Near CPMC.

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

Yeah, across the street from CPMC.

**Rich Hillis, Planning Director:**

Near the former CPMC.

**Vice President Moore:**

Oh, okay.

**Rich Hillis, Planning Director:**

Yeah. It didn't come to us, though. It went to HPC because of the CofA.

**Vice President Moore:**

Thanks.

## E. GENERAL PUBLIC COMMENT

**SPEAKERS:** Eileen Boken – California Coastal Act, SB951  
Tom Radulovich – Planning the city, Western Addition

## 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.

5. [2019-014146CTZ](#) (K. BOTN: (628) 652-7311)  
**520 JOHN MUIR DRIVE** – north side between Skyline Boulevard and Lake Merced Boulevard; Lot 004 in Assessor's Block 7283 (District 7) – Request for **Coastal Zone Permit**, pursuant to Planning Code Sections 211, 303, and 330 for the San Francisco Public Utilities Commission (SFPUC) project for the demolition of seven one-story recreational structures and soil remediation around four existing skeet shooting fields on an approximately 11 acre site that was previously operated by the Pacific Rod and Gun Club as a skeet and trap shooting facilities from 1934 to 2015 and Gun Club. The Project Scope will allow for soil remediation around the existing skeet field for anticipated soil decontamination and the demolition of seven existing recreational structures. The buildings being demolished include a club house, rifle range building, caretakers house, shell house a trap house and the ancillary structures include a restroom building, garage and a barbeque shed that were previously used by Pacific Rod and Gun Club. The project does not propose any new structures or change of use at the Project Site. The subject property is located within a P (Public) Zoning District and OS Height and Bulk District. The EIR for the entire project was approved January of 2023 under case No. 2019-014146ENV.  
*Preliminary Recommendation: Approve with Conditions*

**SPEAKERS:** = Kurt Botn – Staff report  
+ Carol Menzel – Project sponsor presentation  
- Eileen Boken – Took item off of consent, inaccuracies in the project description, coastal zone permit language  
= Liz Watty – Response to comments and questions  
**ACTION:** After being pulled off of Consent; Approved with Conditions  
**AYES:** Braun, Ruiz, Imperial, Koppel, Moore  
**ABSENT:** Diamond  
**MOTION:** [21496](#)

15. [2023-010074CRV](#) (K. LEI: (628) 652-7321)  
**FY2024-2026 PROPOSED DEPARTMENT BUDGET AND WORK PROGRAM** – An **Informational Presentation** of the Department's proposed revenue and expenditure budget in FY2024-2025 and FY2025-2026, including high-

level work program activities for the department; and proposed dates when budget items will be discussed during the budget process.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Katie Lei – Staff report  
 = Rich Hillis – Response to comments and questions  
 = Tom DiSanto – Response to comments and questions  
 ACTION: Reviewed and Commented

16. 2015-012491CUA

(G. PANTOJA: (628) 652-7380)

SAN FRANCISCO GATEWAY PROJECT (749 TOLAND STREET AND 2000 MCKINNON AVENUE) – bounded by Kirkwood Avenue to the north, Rankin Street to the east, McKinnon Avenue to the south, and Toland Street to the west; Lot 008 in Assessor's Block 5284A, and Lot 002 in Assessor's Block 5287 (District 10) – **Informational Presentation** on the proposed project which includes the demolition of four existing one-story buildings and the construction of two multi-story, 97-115 feet in height, mixed-use buildings with a total of approximately 2,160,000 square feet in area intended for Production, Distribution, and Repair (PDR) uses. The project includes street improvements including converting Kirkwood Avenue (along the northern side of the project site, between Toland and Rankin streets) to a single-lane, eastbound one-way street; and converting a portion of McKinnon Avenue (along the southern side of the project site, between Toland and Selby streets) to a single-lane, westbound one-way street. The project will entail a Development Agreement, Planning Code Text and Zoning Map Amendments, and a Conditional Use Authorization. The project sites are located within the PDR-2 (Core Production, Distribution, and Repair) Zoning District, 65-J Height and Bulk District, and Bayview Hunters Point Area Plan.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Gabriela Pantoja – Staff presentation  
 = Susan Ma - OEWD presentation  
 + Courtney Bell – Project sponsor presentation  
 + Demetrius Williams – Local union workers  
 + LaSonia Lansfield – Community outreach  
 + Dr. Rev. Carolyn Scott – Opportunities and development  
 + Ward Mace Goodman – Will activate the neighborhood  
 + Chris Burnett – Outreach to local community and local hire  
 + Mark Gleason – Teamsters support  
 + Clay – Work with local contractors  
 + Dennis Williams – Employ locally  
 + Speaker – Opportunity for employment  
 + Michael Helby – Support  
 + Frankie Scott – Engaged positively and committed to the community  
 + Michael Janus – Productive and positive experience  
 + Rev. Ronnie Chisholm – Brought forward a list of jobs and requirements  
 + Joe Sanders – Bring good paying jobs to local community  
 + Collin Johnson – Skill and train workforce  
 + Josh – Will bring jobs to a lot of workers that are currently out of a job  
 + Anthony – Provide wages  
 + RJ Ferrari – Opportunity for people currently out of work  
 + Israel Vargas - Opportunity for people to enter the trades  
 + Matt Russo – Will provide valuable jobs and training in the form an apprenticeship  
 + Greg Hartman – Union workers  
 + Dan Torres – A pathway to middle class  
 + Rudy Gonzales – Opportunity to engage the community, lifelong careers  
 ACTION: Reviewed and Commented

17. [2022-008254CUA](#) (M. LAUSH: (628) 652-7339)  
2351 MISSION STREET – east side between 19th and 20th Streets; Lot 024 in Assessor's Block 3595 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 145.2, 249.60, 754 and 303 to establish an Outdoor Activity Area for an existing restaurant (d.b.a. Casements) in the subject property's public parking lot and to expand the existing liquor establishment within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X and 55-X Height and Bulk Districts. The Project also proposes to establish a Nighttime Entertainment use. 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 Canceled hearing on January 4, 2024)

SPEAKERS:       = Maggie Laush – Staff presentation  
                      + Chris Hastings – Project sponsor presentation  
                      + Rachael Ryan – Continue to thrive  
                      - Monique Morrow – Live music is an issue, effects to quality of life  
                      - Kat – Concerns to patio noise, decline in quality of life  
                      - Kenery – Late night and drunken gatherings  
                      - Jennifer – Close it at 10 pm to limit the noise  
                      + Vince Crisostomo – Accessible to elders  
                      - Felicia Lester – Cap the time at 10 pm, workers and children in the neighborhood  
                      = Ella Samonsky – Response to comments and questions  
                      = Liz Watty - Response to comments and questions  
  
ACTION:         Approved with Conditions  
AYES:            Braun, Ruiz, Imperial, Koppel, Moore  
ABSENT:         Diamond  
MOTION:         [21497](#)

**ADJOURNMENT 2:34 PM**  
**ADOPTED FEBRUARY 8, 2024**