

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, July 20, 2023
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT TANNER AT 12:04 PM

STAFF IN ATTENDANCE: Aaron Starr, Audrey Merlone, Miriam Chion, Julia Sabory, Christy Alexander, Jeff Horn, Claire Feeney, Alex Westhoff, Rich Hillis – Planning Director, Liz Watty – Director of Current Planning, 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. 2022-010007CUA (R. SALGADO: (628) 652-7332)
345 SPEAR STREET – block bounded by Folsom Street to the North, Embarcadero to the East, Harrison Street to the East and Spear Street to the West; Lot 002 in Assessor's Block 3744 (District 6) – Request to modify the Child Care Condition of Approval (under

Condition “C”) for an existing **Conditional Use Authorization** approved by the Planning Commission on November 14, 1985, under Motion No. 10505, related to the Project’s required on-site childcare center. The Project authorized under Motion No. 10501 included the adaptive reuse of the historic Hills Bros. building to office use and the construction of a new mixed-use building with office, residential, and retail space on the subject property. No physical modifications to the existing on-site childcare center are being sought in connection with this Conditional Use Authorization. The Project Site is within the RH DTR (Rincon Hill Downtown Residential) Zoning District and 105-X/84-X/85/200-R Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

(Continued from Joint hearing on June 15, 2023)

(Proposed for Continuance to October 26, 2023)

SPEAKERS: None
 ACTION: Continued to October 26, 2023
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
 ABSENT: Moore

15. [2019-004772CUA](#) (M. GIACOMUCCI: (628) 652-7414)
3250-70 18TH STREET – northwest corner of Shotwell Street, Lot 085; north side between South Van Ness Avenue and Shotwell Street, Lot 086; in Assessor’s Block 3574 (District 9) – Request for **Conditional Use Authorization** of a Planned Unit Development pursuant to Planning Code Sections 209.1, 303, and 304 to permit a School use in a RH-3 Zoning District (Section 209.1), to modify rear yard requirements (Section 134), and to modify the amount of required bicycle parking (Section 155.2). The proposed project (“Project”) would expand the existing La Scuola International School, including construction of a 20,370 square-foot school building on the southeast portion of the property and improvements and expansion to an existing play yard resulting in a total of 12,228 square-feet of recreational open space. The Project Site is located within a RH-3 (Residential- House, Three Family) Zoning District and 55-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: Continued to July 27, 2023
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
 ABSENT: Moore

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote 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. [2022-010646CUA](#) (J. SACCHI: (628) 652-7308)
1970 OCEAN AVENUE – north side between Lakewood Avenue and Fairfield Way; Lot 018 in Assessor's Block 3280 (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 755 to install a new AT&T Mobility Macro Wireless Telecommunications Services (WTS) Facility, consisting of 16 new antennas and one new GPS antenna located on the tower's exterior, screened by four new fiber-reinforced polymer (FRP) enclosures designed to resemble an ornamental feature original to the building, with 20 new radio units (RRUs), four surge suppressors, equipment cabinets, and other ancillary equipment installed within the building envelope. The Project will also replace two louvered vents on the north elevation of the lower portion of the tower in-kind. The Project site is located within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-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 Joint hearing on June 15, 2023)

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Imperial, Koppel, Tanner
ABSENT: Moore
RECUSED : Diamond
MOTION: [21357](#)

3. [2022-005802CUA](#) (E. MAU: (628) 652-7583)
1688 PINE STREET #E210 – northeast corner of Franklin Street; Lot 158 in Assessor's Block 0647 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 303, and 712 to 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 dwelling units. The subject property is located within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 130-E Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore
MOTION: [21358](#)

- 4a. [2022-009996OFA](#) (C. FEENEY: (628) 652-7313)
1 BEACH STREET – southwest corner of Grant Avenue; Lot 001 in Assessor's Block 0018 (District 3) – Request for **Office Development Authorization**, pursuant to Planning Code Sections 210.1, 321, and 322 to allow a change of use of 49,594 square feet from an Institutional to Office use on the first and second floors of a three-story commercial building, within a C-2 (Community Business) Zoning District and 40-X Height and Bulk District. There will be no expansion of the existing building envelope. 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, Tanner
ABSENT: Moore
MOTION: [21359](#)

- 4b. [2022-009996CUA](#) (C. FEENEY: (628) 652-7313)
1 BEACH STREET – southwest corner of Grant Avenue; Lot 001 in Assessor's Block 0018 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.1, 240.2, and 303, to establish an accessory parking garage with 41 off-street parking spaces on the ground floor, within a C-2 (Community Business) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore
MOTION: [21360](#)

5. [2023-000853CUA](#) (C. FEENEY: (628) 652-7313)
728 PACIFIC AVENUE – north side between Stockton Street and Grant Avenue; Lot 014-093 in Assessor's Block 0161 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.3, 303, and 812, for development of a large lot within a Chinatown mixed-use district, within the CRNC (Chinatown-Residential-Neighborhood Commercial District) Zoning District and 65-N Height and Bulk District. The proposal is to expand an existing 91,946 square foot, seven-story, mixed-use building by 520 square feet for an elevator penthouse, related mechanical equipment, and hallway on the fourth 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: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore
MOTION: [21361](#)

6. [2022-012067PCA](#) (A. MERLONE: (628) 652-7534)
CODE CORRECTIONS ORDINANCE – **Planning Code Amendment** – Initiation of a department-sponsored ordinance amending the Planning and Administrative Codes to correct typographical errors, update outdated cross-references, and make non-substantive

revisions to clarify or simplify Code language; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

Preliminary Recommendation: Initiate and Schedule for Adoption on or after August 9, 2023

SPEAKERS: None
ACTION: Initiated and scheduled a hearing on or after August 9, 2023
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore
RESOLUTION: [21362](#)

7. [2022-004380CUA](#) (J. HORN: (628) 652-7366)
35 VALLEY STREET – south side between San Jose Avenue and Dolores Street; Lot 036 in Assessor's Block 6617 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 249.92, and 303, for a one-story vertical addition and rear addition to an existing 2,731 gross square-foot, two-story, one-family dwelling that would result in a 3,742 gross square-foot, three-story, one-family dwelling 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

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore
MOTION: [21363](#)

C. COMMISSION MATTERS

8. Land Acknowledgement

President Tanner:

Thank you, Commissioners. I will be sharing the Land Acknowledgment today.

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.

9. Commission Comments/Questions

President Tanner:

I will just say, in the capacity of a different job that I have, I got to tour a project site. This is the condos that we approved across from the palms a few years ago and it's under construction to be 550 or 505, I can't remember now, units for sale, which is really exciting. and I got to go down into the site. So, things are happening. And around the corner is an office building that is also under construction, being built on spec, so we'll see if they get a tenant. But it was good to just see folks out working and just feeling a little bit of like, okay there are still things happening and moving in the city even if we can focus sometimes that what we don't have, like all the projects in the pipeline but there are projects that we have approved that have gotten underway. So, it was really good to be out there and see that.

D. DEPARTMENT MATTERS

11. 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

230690 Planning Code - Landmark Designation - Parkside Branch Library. Sponsor: Engardio. Staff: La Valley.

First on the land use agenda was the landmark designation for Parkside Branch Library located at 1200 Taraval Street. This landmark designation was initiated by Supervisor Mar last December, and once Supervisor Edgardio took office he assumed sponsorship. The HPC heard this item on 5/17/23 and unanimously recommended approval.

Parkside Branch Library was constructed in 1951 as the prototype for the focused building campaign of modern branch libraries, consisting of eight buildings constructed between 1951 and 1966. Parkside Branch Library is historically significant for its association with the social and cultural shifts in post-war American library programming and design. It is also architecturally significant as it embodies the principles of mid-twentieth century American public library design; displays a signature and innovative style developed by Appleton & Wolfard and is representative of the work of Appleton & Wolfard, an architectural firm of merit.

The Committee voted unanimously to forward the item to the full board with a positive recommendation and Supervisor Peskin signed on as cosponsor to the item.

230732 Planning and Building Codes - Commercial to Residential Adaptive Reuse and Downtown Economic Revitalization. Sponsors: Mayor; Peskin. Staff: Langlois.

Next on the agenda was the amended version of the Commercial to Residential Adaptive Reuses for Downtown Revitalization. This commission heard the item on 7/13 and recommended unanimous approval.

At the land use committee this week, there was no discussion or public comment on the item; however, Supervisor Peskin offered two additional amendments that would remove the administrative review of certain scopes of work in both Article 10 and Article 11 districts.

The land use committee approved the two amendments and then recommended the item to the Full Board with a positive recommendation.

230745 Building, Planning Codes - Existing Awning Amnesty Program. Sponsors: Mayor; Peskin and Stefani. Staff: Merlone.

Next the committee considered the duplicated file of the Awning and Sign amnesty program ordinance. The Commission heard this item at their June 1st hearing and voted to approve the ordinance with a host of recommended modifications.

The land use Committee first heard this item on June 12, when they duplicated the file so the original ordinance could move through the legislative process while the Planning Commissions recommended modifications were drafted to form. At the hearing this week, the committee incorporated many of the Planning Commissions recommended modifications including those to limit the program to Business signs, removal of the 5-year lookback requirement, and require signs that participate in the amnesty program to still comply with illumination provisions. This week there was little discussion from the committee members and no public comment. The Committee voted to move the duplicated file forward to the Full Board with a positive recommendation.

230026 Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District. Sponsors: Melgar. Staff: Merlone.

Lastly, the Committee considered Supervisor Melgar's Family Housing Opportunity SUD. the proposed Ordinance returned to Committee after amendments were made last week, many in response to community feedback. Supervisor Melgar's additional amendments include:

1. Adding a pre-application neighborhood notice, which the Planning Commission currently requires for all projects subject to Neighborhood notice.
2. Consolidating Rent Control program sections within the Administrative Code; and
3. Additional clerical amendments

Supervisor Mandelman's office proposed an amendment that would ensure project in the Central Neighborhoods Large Residence and Corona Heights SUDs would still be subject to the CU controls imposed in that SUD should they trigger it.

Supervisor Peskin proposed several additional amendments with the most noteworthy being:

1. Require a CU if demo'ing 2 rent-controlled units;
2. Ensuring Group Housing SUD controls still apply;

3. And amendments to ensure that only one unit would be permitted in the rear yard should the project be allowed to have more than four units based on lot area.

Supervisor Preston shared that the Haight Ashbury neighborhood association submitted a letter of concern. He also raised questions about the neighborhood notice; how neighbor's concerns are resolved; and if the demo permits are still appealable.

There were approximately 15 public commentors with the majority opposing the ordinance for not incorporating affordability requirements, concerns regarding the loss of rent-controlled units, and wanting additional time to review and refine the legislation. There were also commentors who supported the recent amendments, particularly the addition of the required notice.

The ordinance was then amended to include Melgar's and Mandelman's amendments and continued to next week. The other amendments proposed by Peskin had not been drafted to form yet.

Full Board

230410 Planning Code - Polk Street and Haight Street Neighborhood Commercial Districts. Sponsor: Peskin. Staff: V. Flores. PASSED Second Read

221164 Planning Code, Zoning Map - Van Ness & Market Residential Special Use District - Height Increase for 98 Franklin Street. Sponsor: Preston. Staff: Alexander. Passed First Read

230502 General Plan - Port of San Francisco Waterfront Plan Update. Sponsor: Planning Commission. Staff: Snyder. Passed First Read

230501 Zoning Map - Port of San Francisco Waterfront Plan Update; Waterfront Zoning Correction. Sponsor: Planning Commission. Staff: Snyder. Passed First Read

230503 Planning Code - Port of San Francisco Waterfront Plan Update. Sponsor: Planning Code. Staff: Snyder. Passed First Read

230690 Planning Code - Landmark Designation - Parkside Branch Library. Sponsor: Engardio. Staff: La Valley. Passed First Read

230732 Planning and Building Codes - Commercial to Residential Adaptive Reuse and Downtown Economic Revitalization. Sponsors: Mayor; Peskin. Staff: Langlois. Passed First Read

230745 Building, Planning Codes - Existing Awning Amnesty Program. Sponsors: Mayor; Peskin and Stefani. Staff: Merlone. Passed First Read

In addition...

230822 Adoption of Findings Related to Disapproval of Conditional Use Authorization - 301 Toland Street. Sponsor: N/A. Staff: Samonsky. Adopted

230823 Adoption of Findings Related to Conditional Use Authorization - 1160 Mission Street. Sponsor: N/A. Staff: Foster. Adopted

Jonas P. Ionin, Commission Secretary:

The Historic Preservation Commission did meet yesterday and adopted recommendations for approval for 7 Legacy Business Registry applications - The Dubliner, which has been around for 36 years; Underglass Custom Framing, which has been around for 38 years; Delano Nursery, which has been around for 101 years; Frascati Restaurant, which has been around for 37 years; Adventure Cat Sailing Charters for 32 years, Elie and Eva Company, which has served San Francisco for 53 years. It's the only music store in Chinatown, or instrument store I should say; and then Enclosures International Corporation, which has been around for 45 years. And then finally, they heard the Cultural Districts informational presentation that is on your agenda today.

10. Director's Announcements

None.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Residential Flat policy
Speaker – Rincon Annex signage
Larisa Pedroncelli – La Scuola

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.

12. [2023-005238PCA](#) (A. MERLONE: (628) 652-7534)
CONDITIONAL USE FOR RESIDENTIAL PROJECTS IN RM, RC, AND RTO DISTRICTS [BOARD FILE 230596] – **Planning Code Amendment** – Sponsored by Board President Peskin, an ordinance amending the Planning Code to require conditional use authorization for residential housing developments that do not maximize residential density, as defined, in Residential-Mixed (RM), Residential Commercial (RC), and Residential Transit Oriented (RTO) Districts except for Residential-Transit Oriented - Mixed (RTO-M) Districts; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1

Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Audrey Merlone – Staff report
+ Chris Schulman – Reasonable
- Georgia Schuttish – Section 317, conditional use requirement
- Jake Price – Conditional use requirements
- Mark Macy – Anti-housing
- Joe Demento – Not helpful to building housing

- = Liz Watty – Response to comments and questions
- = Rich Hillis – Response to comments and questions
- = Kristen Jensen, CAT – Response to comments and questions

ACTION: Approved with Modifications
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
 ABSENT: Moore
 RESOLUTION: [21364](#)

13. [2020-010702CWP](#) (J. SABORY: (628) 652-7344)
CULTURAL DISTRICTS – Informational Presentation – Staff from Planning and MOHCD will update the Commission on the progress of the inter-departmental program. The Cultural Districts program is a place-making and place-keeping program that preserves, strengthens, and promotes cultural communities. There are ten Cultural Districts located across San Francisco, each embodying a unique cultural heritage. The program is a partnership between community and City and is coordinated by the Mayor’s Office of Housing and Community Development, in collaboration with the Office of Economic and Workforce Development, SF Planning, and Arts Commission.
Preliminary Recommendation: None – Informational

SPEAKERS: = Miriam Chion – Staff presentation
 + Grace Lee – MOHCD presentation
 = Julia Sabory – Staff presentation
 = Rich Hillis – Response to comments and questions
 ACTION: Reviewed and Commented

14. [2022-008748CUA](#) (C. ALEXANDER: (628) 652-7334)
3555 PACIFIC AVENUE – south side between Spruce and Locust Streets; Lot 015 in Assessor’s Block 0970 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, to demolish the existing 3,962 square foot two-story, single-family dwelling and construct an approximately 8,785 square foot three-story, single-family dwelling within a RH-1 (Residential-House, One 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: Approve with Conditions

SPEAKERS: = Christy Alexander – Staff report
 + Bruno Kanter – Project sponsor presentation
 - Georgia Schuttish – Missing information in the staff report, preservation
 - Jessica Cole – Steep hill slope, risks to neighbor’s lots
 - Howard Smith – Excavation
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
 ABSENT: Moore
 MOTION: [21365](#)

16. [2022-008046CUA](#) (J. HORN: (628) 652-7366)
511 ELIZABETH STREET – south side between Castro and Noe Streets; Lot 043 in Assessor's Block 3656 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317, to demolish an existing two-story, 2,396 square foot single-family residence and construct a new four-story-over-garage, 5,901 square foot two-family residence 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

SPEAKERS: = Jeff Horn – Staff report
+ Mike Kennedy – Project sponsor presentation
- Georgia Schuttish – Relative affordability findings, change in tenure
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore
MOTION: [21366](#)

17. [2022-010729CUA](#) (C. FEENEY: (628) 652-7313)
779 BUSH STREET – south side between Mason and Powell Streets; Lot 016 in Assessor's Block 0284 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.12, 209.3, and 303, to remove an approximately 3,580 square foot Laundromat use and establish a Bar use on the ground floor and basement level of a two-story mixed-use building within a RC-4 (Residential-Commercial, High Density) Zoning District and 65-A Height and Bulk District. There are two apartments on the second floor and the commercial tenant space is currently vacant, the laundromat closed on May 30th, 2023. 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: = Claire Feeney – Staff report
+ David Villa-Lobos – Project sponsor presentation
+ Michael Abuyaghi – Project sponsor presentation
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore
MOTION: [21367](#)

18. [2018-009733CUA](#) (A. WESTHOFF: (628) 652-7314)
290 SAN BRUNO AVENUE – block bounded by 15th Street to the North, San Bruno Avenue to the East, 16th Street to the South and Utah Street to the West; Lot 001 in Assessor's Block 3933 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 210.3 and 303 to establish parcel delivery services on the subject property. The project includes the demolition of the smaller building on the lot's southeast corner, parking lot improvements, seasonal use of the parking lot for parcel delivery services during November and December months, and establishment of parcel delivery services use at the larger building at the northern portion of the lot within a PDR-1-D (Production, Distribution & Repair – 1 - Design) 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 Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Approve with Conditions

(Continued from Joint hearing on June 15, 2023)

SPEAKERS: = Alex Westhoff – Staff report
+ Andrew Butt – Project sponsor presentation
+ Leo Ramirez, USPS – Response to comments and questions
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore
MOTION: [21368](#)

ADJOURNMENT 2:56 PM

ADOPTED SEPTEMBER 7, 2023