

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

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

**Thursday, October 26, 2023**  
**12:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: TANNER, MOORE, BRAUN, DIAMOND, IMPERIAL, KOPPEL  
COMMISSIONERS ABSENT: RUIZ

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

STAFF IN ATTENDANCE: Aaron Starr, Veronica Flores, Audrey Merlone, Trent Greenan, Dakota Spycher, Christy Alexander, Kalyani Agnihotri, Ella Samonsky, Carly Grob, Corey Teague – Zoning Administrator, Richard Sucre – Deputy Director of Current Planning, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

### SPEAKER KEY:

- + INDICATES A SPEAKER IN SUPPORT OF AN ITEM;
- INDICATES A SPEAKER IN OPPOSITION TO AN ITEM; AND
- = INDICATES A NEUTRAL SPEAKER OR A SPEAKER WHO DID NOT INDICATE SUPPORT OR OPPOSITION.

### A. CONSIDERATION ITEMS PROPOSED FOR CONTINUANCE

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

1. 2022-006831DRM (D. WINSLOW: (628) 652-7335)  
619 MARINA BOULEVARD – 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*

**(Proposed for Continuance to November 30, 2023)**

SPEAKERS: None  
 ACTION: Continued to November 30, 2023  
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: Ruiz

2. [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: Approved with Conditions*

(Continued from Regular hearing on July 20, 2023)

**(Proposed for Continuance to December 14, 2023)**

SPEAKERS: None  
 ACTION: Continued to December 14, 2023  
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: Ruiz

20. [2023-002229DRP](#) (D. WINSLOW: (628) 652-7335)

2717 UNION STREET – between Baker and Broderick Streets; Lot 044 in Assessor's Block 0950 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2023.0206.1458 to construct a roof deck on a non-complying structure within a RH-2 (Residential House, Two-Family- Detached) and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code section [31.04](#) (h).

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

**WITHDRAWN**

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

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the 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.

3. [2022-010583CUA](#) (E. MAU: (628) 652-7583)

201 02ND STREET– north side between Howard Street and Tehama Street; Lot 097 in Assessor's Block 3736 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 156, 210.2, and 303

to permit a two-year extension of an existing, temporary Public Parking Lot within a C-3-O(SD) (Downtown Office Special Development) Zoning District, Transit Center C-3-O(SD) Commercial SUD (Special Use District), Transbay C-3 SUD (Special Use District), and 350-S Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner  
ABSENT: Ruiz  
MOTION: [21413](#)

## C. COMMISSION MATTERS

### 4. LAND ACKNOWLEDGEMENT

**President Tanner:**

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.

### 5. COMMISSION COMMENTS/QUESTIONS

**President Tanner:**

I'll start out with a few comments. Certainly want to just acknowledge the violence that happened just yesterday in Maine, and certainly thinking of the folks in that community and just hoping for more peace in our country as well as in the world. I think at this time, just reminding all of us to perhaps just take whatever reflection time you need because there's certainly a lot happening right now in the world. On a somewhat, maybe lighter note but still somewhat serious, Covid season is here. RSV and flu season. So, I know for myself, I'm just wearing a mask as an overabundance of caution for myself. I feel like I've been pushing my luck a little bit lately. And so, just invite folks to do whatever feels comfortable for you here in the chamber.

And then, lastly, I know the Policy Practice review, maybe Director Hillis, you're going to talk about that a little bit, we were able to receive that, I believe yesterday. Encourage Commissioners to read that. I believe we will schedule a time to discuss it formally and I would like to just say that I hope that we can, as a Commission or as a City, perhaps and in conjunction with the Mayor, author a response if needed, just to accompany the report. Certainly it is great to hear what HCD says but also to you know make sure to either to HCD and also accompanying any public posting of the report, like what is our Department's response to the review. So those are my comments for now.

**Commissioner Moore:**

I may be the only person feeling that way but having three or four pieces of legislation on one calendar is making it quite difficult to work through. Give it the proper time because legislation is not our mainstay of what we personally or professionally do and it requires a significant amount of attention. I think the Department is giving us guidance but the full understanding rests on us. So, I would like to ask that whoever schedules what's on our calendar pays attention to not having too much legislative pieces all at once. I would personally appreciate that and I see some nods which perhaps reflects a broader consensus of what the Commission is asking. Thank you.

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

Commissioner Moore, I can appreciate that concern and certainly acknowledge the impact to today's agenda. However, our October 5<sup>th</sup> hearing, which was cancelled due to Senator Feinstein's memorial service, the limited

timeframe that the legislation provides you to review it before it goes to the Board limits our ability to maneuver pieces of legislations unless the supervisors willingly add extensions to them. So, in this particular instance, especially today, our hands were a bit tied.

**Commissioner Moore:**

I'm just asking for long, looking ahead to avoid log jams. Too much fog on the freeway.

**President Tanner:**

Absolutely.

**Commissioner Diamond:**

I want to second the request made by Commissioner Moore, especially because so many of these pieces of legislation all relate to different aspects of the same subject. And are all, it is challenging trying to figure out how they relate to each other, how they relate to the Housing Element legislation which is coming this summer, and some guidance around sort of the big picture and all of these pieces of legislation would be very helpful, I think. And at least my review of the individual pieces.

**President Tanner:**

Certainly.

## D. DEPARTMENT MATTERS

### 6. DIRECTOR'S ANNOUNCEMENTS

**Rich Hillis, Planning Director:**

Just to follow up. I mean, we'll certainly yeah, we recognize too, it's an impacted calendar today, but I think it is a combination of kind of canceled meetings and the deadlines we have for certain legislation to be heard. And I think we're going to see more legislation, especially as we're implementing, I mean, the overarching policy is the Housing Element, which you know, was fairly specific on what we wanted to do as far as constraints removal and rezoning and allowing for more housing. So we'll try to definitely tie things back to the Housing Element where they relate to the Housing Element. And certainly I think the HCD's Policies and Practices review keyed off the Housing Element. I mean, a lot of the recommendations they made were things we called out already in the Housing Element as things we were going to do. They might have had a more aggressive timeline on them. Some we've already implemented, which is good news, but some are new and we'll have to implement. So we will have a hearing on this. I think it may be best to combine it with the hearing we're planning on State legislation. So, as you know, there was there was a host of State bills that passed that relate to housing. So, I think our plan is to hopefully and we'll work with President Tanner on this couple that hearing on a briefing on the HCD report with State legislative, the kind of the summary of State legislation. So, look for that as an upcoming item in the calendar.

Related to that work, you'll see today in one of your items, 401 South Van Ness, we were here before when we talked about the Housing Element, about changes we were making to our work under CEQA. And, you know, one goal was to kind of reduce time and process that it takes us to prepare evaluations, but still give you the information and perhaps even give it to you, we're hoping in a more, concise fashion for you and the public. And so, you'll see in today's calendar under 401, if you haven't already, South Van Ness, that it was our first General Plan evaluation. And so we were teeing off the Housing Element EIR and reformatted kind of how we do that evaluation. You're used to seeing those under CPEs where we're keying off kind of the Eastern Neighborhoods Plan or another plan that we've done. But again, I think it gets to the core issues that are important to you in a clear and concise manner. But we want to hear feedback from you as you as you look at those reports and make your decisions. So let us know as time goes on. And that's all I have. Thank you.

**President Tanner:**

Thank you. Actually, I wonder in the intervening time I thought of a question. Jonas, we've talked a little bit about the hearing procedures staying the same. I just wanted to just say that publicly because I had a member of the

public asked me if we were going to follow the Board of Supervisors and not have remote public comment and we are going to continue with this commission and unless and until the mayor directs us to do otherwise, we have the leeway to decide to do that. But certainly, we can, you know, have a discussion, perhaps in the future agendas about this practice and any other procedures that maybe myself and Kathrin as officers can talk with you about just to be prepared if there are a lot of public commenters or it's been fortunately very smooth for us, I think this last year, but just wanted to update that. I don't know if there's any other reports out, Jonas, on any other changes or anything.

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

No, I mean, right. I mean the direction I've received so far is that the Board of Supervisors made that decision for their hearings not impacting any others. But at some point, the Mayor and the Board of Supervisors may direct all policy bodies to adopt a uniformed, remote public comment policy. But until such time, we can do as we wish and for now, at least, we will continue remote public comment.

**Commissioner Moore:**

Secretary Ionin, to be precise, people with particular reasons for having to call back in remote, even under the supervisors policy, still would be able to call in, correct?

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

Correct. Members of the public who make advance requests for reasonable accommodation will still be afforded the opportunity to submit their public comments remotely. As far as I understand to the Board of Supervisors.

**Commissioner Moore:**

That was my understanding and I think it's important for the public to know.

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

If there is nothing further from the commissioners, I'll just add, we've decided to move our November 16<sup>th</sup> hearing to 10 a.m. with a hard stop at three thirty. APEC conference is going to cause some significant disruption throughout San Francisco that week. So, I could expect potential impact to that hearing even with our time change. So, just a heads up.

7. 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**

**[220709](#) Planning Code - Nighttime Entertainment Castro Street Neighborhood Commercial District. Sponsor: Mandelman. Staff: Merlone.**

At land use this week, the Committee considered the ordinance sponsored by Supervisor Mandelman that would allow Nighttime Entertainment on the second floor in the Castro NCD. This item was continued from last week because the added amendments were substantive. This week, representatives from the Castro CBD spoke in favor of the proposed amendments. There were no opposition speakers. Supervisor Melgar made a motion to send as a committee report; however, Supervisor Peskin stated that he'd prefer to send it without a recommendation to be consistent with his past votes on the Castro Theater project. Supervisor Melgar then rescinded her motion and made another to send it to the Board without recommendation as a committee report. The motion passed unanimously.

## Full Board

[231042](#) Mayoral Appointment, Historic Preservation Commission - Amy Campbell. Sponsor: Mayor. Staff: Ionin. Adopted

[220709](#) Planning Code - Nighttime Entertainment Castro Street Neighborhood Commercial District. Sponsor: Mandelman. Staff: Merlone. Passed First Read

### Corey Teague, Zoning Administrator:

Good afternoon, President Tanner. Commissioners, Corey Teague, Zoning Administrator, the Board of Appeals did meet last night. The only item they considered that was of interest to the Commission is for a case at 1228 Funston. This was a project that actually the Commission saw twice for two different discretionary review cases. The most recent one, the Planning Commission took DR and denied the project. That permit denial was appealed. As you may remember, there were some questions about the applicability of the Housing Accountability Act in that case, and last night the Board heard the case but continued it to December to basically get more information on the Housing Accountability Act, issues related to the project before making a final decision. But that was it. Thank you.

## E. GENERAL PUBLIC COMMENT

**SPEAKERS:** Georgia Schuttish – Fiscal 2015-2016 over 10,000 permits. 45 were DR'ed. 45 is minuscule. Only 34 were Public DRs for housing. All DRs for housing were approved by Commission. There were 4 Mandatory DRs for housing, one for multi-unit building of 7 units that was never built Perception that the City is drowning in Requests for DR. There has never been a DR claiming an Alteration was really a Demolition. That is one reason the Demo Calcs should be adjusted. Some of the projects on this list that applied as Alterations were likely Demolitions. There were no published Demo Calcs on SFPIM. Includes deFacto unit merger. Several were spec projects that sold for \$4.2 million; \$4.4 million; \$5.7 million; and even \$9.8 million. Light, air, privacy and rear yard mid-block open space are often concerns that Commissioners representing officials elected by voters need to rule on using their Discretionary power.

## 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.

8. [2023-006326PCAMAP](#) (V. FLORES: (628) 652-7525)  
**FAMILY HOUSING OPPORTUNITY SPECIAL USE DISTRICT [BF 230808] – Planning Code and Zoning Map Amendments** – Ordinance, sponsored by Supervisor Engardio, to amend 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize the greater of up to four units or one unit per 1,000 square feet of lot area on individual lots in the RH (Residential, House) District, up to six dwelling units on individual Corner Lots in the RH District, the greater of up to 12 units or one unit per 1,000 square feet of lot area on three merged lots and the greater of up to eight units or one unit per 1,000 square feet of lot area on two merged lots in RH-1 (Residential, House: One Family) districts, up to 18 units on Corner Lots resulting from three lot mergers in RH-1 districts, up to 12 units on Corner Lots resulting from two lot mergers in RH-1 districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard requirements, conditional use authorizations, and neighborhood notification requirements; 4) the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) the Administrative Code to require new dwelling or group housing units

constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) the Zoning Map to show the Family Housing Opportunity Special Use District; and 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

*Preliminary Recommendation: Approve with Modifications*

(Continued from Canceled hearing on October 5, 2023)

**SPEAKERS:** = Veronica Flores – Staff report  
 + Supervisor Engardio – Introduction to ordinance  
 + Jake Price – Reduced set back requirements  
 + Jane Natoli – Innovative idea  
 = Georgia Schuttish – Demo calcs being adjusted  
 - Eileen Boken – Return to the board without recommendation  
 + Felicia Neetu – Homeowners not having enough room  
 + Jessica – Will lose on the Housing Element compliance if not approved  
 + Steve Marzo – Meaningful steps to adjust the number of homes in the west side  
 + Chloe – Inspired solution for families  
 + Jeremy Schaub – Great starting point to keep families in San Francisco  
 = Rich Hillis – Response to comments and questions  
 = Aaron Starr – Response to comments and questions  
 = Rich Sucre – Response to comments and questions

**ACTION:** Approved with Modifications as amended to include RM-1 Districts within the SUD and the lot merger aspect; striking Staff recommendation No. 4; and reducing the height limits from 65 to 55 feet.

**AYES:** Braun, Diamond, Imperial, Koppel, Tanner

**NAYS:** Moore

**ABSENT:** Ruiz

**RESOLUTION:** [21414](#)

- 9a. [2023-006114PCA](#) (A. MERLONE: (628) 652-7534)  
REMOVING RESIDENTIAL NUMERICAL DENSITY LIMITS IN NEIGHBORHOOD COMMERCIAL DISTRICTS [BOARD FILE NO. 230735] – **Planning Code Amendment** – Ordinance, introduced by Supervisor Safai, amending the Planning Code to change the manner in which residential density is regulated in Neighborhood Commercial Districts by replacing residential numerical density limits with already-existing regulations on the built envelope of buildings, such as height, bulk, and setbacks; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.  
*Preliminary Recommendation: Approve with Modifications*  
 (Continued from Regular hearing September 28, 2023)

**SPEAKERS:** = Audrey Merlone – Staff report  
 + Jeff Buckley, legislative aide to Sup. Safai – Introduction to ordinance  
 + Lisa Gluckstein, Mayor's office – Introduction to ordinance  
 + Jake Price – Density decontrol  
 + Jane Natoli – Creating more opportunity  
 + Georgia Schuttish – Sup. Engardio vs Mr. Buckley's comments  
 + Jessica – Build more in areas that has retail  
 + Speaker – Allow increase density throughout the city, more diversity  
 = Aaron Starr – Response to comments and questions

**ACTION:** Approved with Staff Modifications

**AYES:** Braun, Diamond, Koppel, Tanner

**NAYS:** Imperial, Moore



ABSENT: Ruiz  
 RESOLUTION: [21415](#)

- 9b. [2023-006117PCAMAP](#) (A. MERLONE: (628) 652-7534)  
DENSITY CALCULATION IN RC, RTO, NC, AND CERTAIN NAMED NCD'S – [BF 230734] – Planning Code and Zoning Map Amendment – Ordinance, introduced by Mayor Breed, amending the Planning Code to replace numerical density limits in Residential-Commercial (RC), Residential Transit Oriented (RTO), Neighborhood Commercial (NC) and certain Neighborhood Commercial Districts (NCD), except for parcels located in the Priority Equity Geographies Special Use District, with already-existing regulations on the built envelope of buildings, such as height, bulk and setbacks; creating the Priority Equity Geographies Special Use District; amending the Zoning Map to add the Priority Equity Geographies Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.  
*Preliminary Recommendation: Approve with Modifications*  
 (Continued from Regular hearing on September 28, 2023)

SPEAKERS: Same as item 9a.  
 ACTION: Approved with Staff Modifications  
 AYES: Braun, Diamond, Koppel, Tanner  
 NAYS: Imperial, Moore  
 ABSENT: Ruiz  
 RESOLUTION: [21416](#)

10. [2023-007676PCA](#) (A. MERLONE: (628) 652-7534)  
EXCEPTIONS FROM LIMITS ON CONVERSION OF PRODUCTION, DISTRIBUTION AND REPAIR, INSTITUTIONAL COMMUNITY, AND ARTS ACTIVITIES USES IN EASTERN NEIGHBORHOOD PLANS AREAS [BF 230863] – Planning Code Amendment – Ordinance, introduced by Supervisor Dorsey, amending the Planning Code to exempt from the limitations on conversion of certain Production, Distribution and Repair ("PDR"), Institutional Community, and Arts Activities uses in the Eastern Neighborhoods Plans Areas (Mission, Eastern SoMa, Western SoMa and Central SoMa), changes of use from one of those uses to another of those uses, or to Institutional Education uses; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.  
*Preliminary Recommendation: Approve with Modifications*  
 (Continued from Regular hearing on October 19, 2023)

SPEAKERS: = Audrey Merlone – Staff report  
 + Madison Tam, legislative aide to Sup. Dorsey – Introduction to ordinance  
 = Rich Sucre – Response to comments and questions  
 ACTION: Approved as amended to include a recommendation to the Board adopt a cap on square footage.  
 AYES: Braun, Diamond, Imperial, Koppel, Tanner  
 NAYS: Moore  
 ABSENT: Ruiz  
 RESOLUTION: [21417](#)



11. [2023-008428PCA](#) (A. MERLONE: (628) 652-7534)  
**MISSION AND 9TH STREET SPECIAL USE DISTRICT [BF 230540] – Planning Code and Zoning Map Amendment** – Ordinance, introduced by Supervisor Dorsey, re-adopting the former Planning Code section and Zoning Map designation creating the Mission and 9th Street Special Use District (SUD) at 1270 Mission Street, located at Assessor's Parcel Block No. 3701, Lot Nos. 20 and 21, in the area generally bounded by Mission Street on the south, Laskie Street on the east, Assessor's Parcel Block No. 3701, Lot Nos. 22, 23, and 24 on the west, and Assessor's Parcel Block No. 3701, Lot No. 66 to the north; changing the height limit on Assessor's Parcel Block No. 3701, Lot Nos. 20 and 21, within the SUD, from 120-X to 200-X; 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 convenience, necessity, and welfare under Planning Code, Section 302.

*Preliminary Recommendation: Approve*

SPEAKERS: = Audrey Merlone – Staff report  
 + Madison Tam, legislative aide to Sup. Dorsey – Introduction to ordinance  
 + Jim Abrams – Request for clarifications being added  
 = Rich Hillis – Response to comments and questions  
 = Austin Yang, CAT – Response to comments and questions

ACTION: Approved

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

NAYS: None

ABSENT: Ruiz

RESOLUTION: [21418](#)

12. [2023-003753CRV](#) (A. MERLONE: (628) 652-7534)  
**DESIGN STANDARDS FOR SECURITY GATES AND GATE MECHANISMS** – Request to **Adopt a Resolution** establishing objective design standards for security gates and gate mechanisms on non-residential buildings in NC, RC, C and MU Districts per Ordinance No. 071-23.

*Preliminary Recommendation: Adopt*

SPEAKERS: = Audrey Merlone – Staff presentation  
 = Trent Greenan – Staff presentation

ACTION: Adopted as amended to split the second bullet point into two distinct sentences.

AYES: Braun, Diamond, Imperial, Koppel, Moore

NAYS: Tanner

ABSENT: Ruiz

RESOLUTION: [21419](#)

13. [2019-020640ENX](#) (D. SPYCHER: (628) 652-7588)  
**401 SOUTH VAN NESS** – southeast corner of 15th Street; Lot 025 in Assessor's Block 3552 (District 9) – Request for **Large Project Authorization**, pursuant to Planning Code (PC) Sections 329 and 838, to permit a project greater than 25,000 square feet of floor area and 75 feet in height within a UMU (Urban Mixed Use) Zoning District and 58-X Height and Bulk District, to construct a ten-story, 120-foot tall, 60,319 gross square foot, mixed-use building with 2,211 square feet of ground-floor commercial uses, 149 residential group housing bedrooms, and 48 Class 1 and 14 Class 2 bicycle parking spaces, under the Individually Requested State Density Bonus Program (PC Section 206.6 and California Government Code Section 65915). The Project seeks waivers from development standards for Rear Yard (PC Section 134) and Building Height (PC Section 250) to achieve up to a 50% density bonus, and a concession or incentive for Open Space (Section 135) to reduce housing costs. The Planning Department issued a General Plan evaluation pursuant to 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: = Dakota Spycher – Staff report  
 + Chris Elsey – Project sponsor presentation  
 + John Kevlin – Project sponsor presentation  
 + Guillermo Chacon – Work opportunity  
 + Harry Wong – Process is very slow, work opportunity  
 + Speaker – Need for parking  
 + Mauricio Chavez – Provide a livable wage and benefits for carpenters  
 + Austin Yang, CAT – Response to comments and questions  
 + Rich Hillis – Response to comments and questions  
 = Austin Yang, CAT – Response to comments and questions  
 = Rich Hillis – Response to comments and questions

ACTION: Approved with Conditions as amended to include a Finding referencing the MOU with USM; striking “settlement agreement” and replacing with Memorandum of Understanding (MOU) in Finding No. 5.

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

NAYS: None

ABSENT: Ruiz

MOTION: [21420](#)

- 14a. [2022-010057CUA](#) (K. AGNIHOTRI: (628) 652-7454)  
31A COLERIDGE STREET – east side between Fair Avenue and Coso Avenue; Lot 017 in Assessor’s Block 5610 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 317 and 303, to legalize the demolition and reconstruction of a 450 square foot, single-story dwelling unit located at the rear of the subject property containing a single-family residence within a RH-2 (Residential – House, Two Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission’s action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Kalyani Agnihotri – Staff report  
 + Jeremy Paul – Project sponsor presentation

ACTION: Approved with Conditions

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

NAYS: None

ABSENT: Ruiz

MOTION: [21421](#)

- 14b. [2022-010057VAR](#) (K. AGNIHOTRI: (628) 652-7454)  
31A COLERIDGE STREET – east side between Fair Avenue and Coso Avenue; Lot 017 in Assessor’s Block 5610 (District 9) – Request for **Variance** to address the Planning Code requirements for required rear yard [PC 134], for the proposed project involving the reconstruction of a 450 square foot, single-story dwelling unit located with the required rear yard of the subject property containing a single-family residence within a RH-2 (Residential – House, Two Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 14a.

ACTION: ZA Closed the PH; indicated an intent to Grant

15. [2022-011558CUA](#) (C. ALEXANDER: (628) 652-7334)  
170 SEA CLIFF AVENUE – north side between 26th and 27th Avenues; Lot 013 in Assessor's Block 1306 (District 1)  
 – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, to demolish an approximately 4,700 gross square foot three-story-over basement, single family dwelling and construct an approximately 11,341 gross square foot three-story-over-basement, single family dwelling with a two-car garage at the basement level within a RH-1 (D) (Residential-House, One Family-Detached) 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*  
 (Continued from Canceled hearing on October 5, 2023)

SPEAKERS: = Christy Alexander – Staff report  
 + Mark Cavagnero – Project sponsor presentation  
 = Rich Hillis – Response to comments and questions  
 + Tom Tunney – Project sponsor response to comments and questions  
 ACTION: After hearing and closing public comment; Continued to November 9, 2023  
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner  
 NAYS: None  
 ABSENT: Ruiz

16. [2021-013000CUA](#) (C. ALEXANDER: (628) 652-7334)  
725 SANCHEZ STREET – east side between 20th and Liberty Streets; Lot 053 in Assessor's Block 3605 (District 8)  
 – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, to demolish an approximately 1,104 gross square foot two-story, single family dwelling and construct an approximately 3,875 gross square foot three-story-over-basement, single-family dwelling within a RH-1 (Residential-House, One Family) Zoning District, Dolores Heights and Central Neighborhoods Large Residence SUD (Special Use Districts), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Canceled hearing on October 5, 2023)

SPEAKERS: = Christy Alexander – Staff report  
 + Vanessa Paul Garcani – Project sponsor presentation  
 = Liz Clark – Ensure her property is safe during construction, requesting plans  
 + Joanna – Maintain easement and gate  
 ACTION: + Bruce Bowen – Excavation monitoring plan, SUD  
 AYES: Approved with Conditions  
 NAYS: Braun, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: None  
 MOTION: Ruiz  
[21422](#)

17. [2023-002179CUA](#) (K. AGNIHOTRI: (628) 652-7454)  
2100 BRYANT STREET – southwest corner of 19th Street; Lot 001 in Assessor's Block 4081 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 209.1, 303, and 317 to remove an Unauthorized Dwelling Unit and reactivate the limited commercial use, a Design Professional use (d.b.a. "Geremia Design"), at the subject property within a RH-2 (Residential- House, Two-Family) Zoning District and 65-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: = Kalyani Agnihotri – Staff report  
 + Nick Colla – Project sponsor presentation  
 ACTION: Approved with Conditions  
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner  
 NAYS: None  
 ABSENT: Ruiz  
 MOTION: [21423](#)

- 18a. [2017-012086CUA-02](#) (K. DURANDET: (628) 652-7315)  
770 WOOLSEY STREET – north side of Woolsey Street, bounded by Hamilton, Bowdoin and Wyland Streets; Lot 001 of Assessor's Block 6055 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 209.1, 303 and 304 to amend the approved Conditional Use Authorization under Motion No. 21034. The Project Sponsor is requesting to amend Condition of Approval No. 25, to change the elected method of compliance with the Inclusionary Affordable Housing Program, Planning Code Section 415, from providing on-site affordable housing units to payment of the affordable housing fee under Planning Code Section 415.5(g)(3). The project is located within a RH-1 (Residential House- One Family) Zoning District and 40-X Height and Bulk District. The previously approved Project included the new construction of 31 three-story duplex buildings. The proposed Project design reflects minor architectural revisions to the previously approved plan set to add stair penthouses.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Ella Samonsky – Staff report  
 + Mark Shkolnikov – Project sponsor presentation  
 - Bonnie Bridges – DR presentation  
 - Kelly Torres – Risk of green gentrification, commit to initial plans  
 + Nick Roosevelt – Land Use counsel for project sponsor  
 = Carly Grob – Response to comments and questions  
 ACTION: Approved with Conditions  
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner  
 NAYS: None  
 ABSENT: Ruiz  
 MOTION: [21424](#)

- 18b. [2017-012086DRP](#) (K. DURANDET: (628) 652-7315)  
770 WOOLSEY STREET – north side of Woolsey Street, bounded by Hamilton, Bowdoin and Wyland Streets, Lot 001 of Assessor's Block 6055 (District 9) – Request for **Discretionary Review** of Building Permit Applications associated with Project Record 2017-012086PRJ (Nos. 202203220560, 65, 68, 69, 72-75; 202203230644, 51, 54, 55, 58, 59, 62, 63; 202203230708, 10, 13, 14, 17, 18; 202203230734, 36-44). The previously approved Project included the new construction of 31 three-story duplex buildings. The proposed Project design reflects minor architectural revisions to the previously approved plan set to add stair penthouses. The project is located within a RH-1 (Residential House- One Family) Zoning District and 40-X Height and Bulk District.

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

SPEAKERS: = Same as item 18a.  
 ACTION: No DR  
 NAYS: None  
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: Ruiz  
 DRA: [837](#)

## 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.

19. [2013.1330DRM](#) (K. AGNIHOTRI: (628) 652-7454)  
1900 MISSION STREET – southwest corner of 15th Street; Lot 001 in Assessor's Block 3554 (District 9) – Request for **Mandatory Discretionary Review** of Building Permit Application Nos. 2015.0708.0963, 2015.0708.0974 and 2019.1218.9840 to allow a change in the tenure of the on-site affordable unit from an Ownership Project to a Rental Project, per Planning Code Section 415.5(g)(3) within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 80-B Height and Bulk District.  
*Preliminary Recommendation: Take Discretionary Review and Approve*

SPEAKERS: = Kalyani Agnihotri – Staff report  
+ Paul O'Driscoll – Project Sponsor presentation  
+ Speaker – Activism can go too far  
ACTION: Took DR and Approved  
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner  
NAYS: None  
ABSENT: Ruiz  
DRA: [838](#)

**ADJOURNMENT 5:15 PM**

**ADOPTED NOVEMBER 30, 2023**