

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

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

**Thursday, April 11, 2024**  
**12:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: DIAMOND, MOORE, BRAUN, IMPERIAL, KOPPEL, WILLIAMS  
COMMISSIONERS ABSENT: NONE

THE MEETING WAS CALLED TO ORDER BY PRESIDENT DIAMOND AT 12:01 PM

STAFF IN ATTENDANCE: Michelle Taylor, Kalyani Agnihotri, Elizabeth 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 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. 2023-010016CUA (C. ALEXANDER: (628) 652-7334)  
3225 FILLMORE STREET – southwest corner of Moulton Street; Lot 005 in Assessor's Block 0510 (District 2) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 725, to establish an approximately 1,850 square-foot Formula Retail use for a gym (d.b.a. Solidcore) within an existing one-story commercial building, located within the Union Street 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: Continue to May 9, 2024*

**(Proposed for Continuance to May 9, 2024)**

SPEAKERS: None  
 ACTION: Continued to May 9, 2024  
 AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond  
 ABSENT: None

2. 2022-000438DRP (D. WINSLOW: (628) 652-7335)  
320-322 FREDERICK STREET – north side between Clayton and Belvedere Streets; Lot 026 in Assessor's Block 1253 (District 8) – Request for **Discretionary Review** of Building Permit No. 2021.1208.3935 to construct a four-story horizontal rear addition and add accessory dwelling unit to a three-unit residential building within a RM-3 (Residential Mixed – High Density) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*  
 (Continued from Regular hearing on March 14, 2024)  
**(Proposed for Continuance to May 23, 2024)**

SPEAKERS: None  
 ACTION: Continued to May 23, 2024  
 AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond  
 ABSENT: None

3. 2023-011307DRP (D. WINSLOW: (628) 652-7335)  
1234 FRANCISCO STREET – north side between Franklin Street and Van Ness Avenue; Lot 006 in Assessor's Block 0474 (District 2) – Request for **Discretionary Review** of Building Permit No. 2023.11.22.1313 to install private roof decks over existing structures within a RM-1 (Residential-Mixed, Low Density) Zoning District, Family Housing SUD and 40-X Height and Bulk District.  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*  
**WITHDRAWN**

SPEAKERS: None  
 ACTION: Withdrawn

## B. COMMISSION MATTERS

### 4. LAND ACKNOWLEDGEMENT

#### Commissioner Braun:

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

**Commissioner Koppel:**

Watch out for Golden Gate park everybody. I just got my presale tickets last night. The new concert line up is amazing. I cannot wait to see all the activity heading towards the Sunset and Richmond District. Little point of privilege, I saw System of a Down in the late 90's at Transmission Theatre on 11<sup>th</sup> and Folsom, I saw Deftones on their first tour on Bottom of the Hill. They are both headlining this amazing concert coming up in the park, so hats off to Supervisors Engardio and Chan. Just get ready for the businesses to be thriving. There's gonna be so many people down there and it's just gonna be a huge injection of energy and economy for the city. Maybe we can have more of these in Union Square, Justin Herman Plaza, the Giant's stadium. Not just the Chase Arena, but, I mean, let's, let's utilize our outdoor venues and get people back in the city please.

**Commissioner Moore:**

As we are weakened we got struggling, was looking at flats. I took a letter that came in from Ms. Schuttish to re-read the Planning Commission's Resolution on October 12, 2017. And I want this particular Commission to go through that very carefully with the guidance from the Planning Department, so that we all have a bearing in the importance of protecting flats and have a common understanding that these are policies that not only guides the Department of how it chaperones people through with flat applications, but for us to have a unified standing in how to judge this applications. That is my ask, and I hope that you all agree.

**Commissioner Imperial:**

So, I have a question Vice President Moore on your comment. Do you recommend for the Planning Commission to have itemized this on the agenda in the future or how do you want this to move forward?

**Commissioner Moore:**

Suggesting that we have A discussion implies that we cannot have a conversation about the details of how to do it but I think I would look towards the City Attorney in support of with Ms. Watty that we schedule that as a discussion here with full background and the insights of the Department of how that has not been working well enough for the past few years.

**Austin Yang, Deputy City Attorney:**

Sure, Deputy City Attorney, Austin Yang. That's correct Vice President Moore. There's been no agenda item noticed to discuss the residential flats. You know, in these Commissioner Comments/Questions, Directors Reports are able to have a summary discussion or about Land Use item that may be relevant but if you want to have a more in depth conversation, we would do that as an agenda item.

**Commissioner Moore:**

That is my ask. Yes.

**Commissioner Braun:**

If my recollection is correct the Flat Policy is an item that is supposed to, to some extent, come forward as part of codifying some of the policies. I remember seeing this on, on prior documentation related to housing element implementation. Ms. Watty, do you...?

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

Yes, you are correct. It is one of the action items in the Housing Element. So, it, I forget off the top of my head what the time frame was for us to work through that. But it is, it is there. So, I mean, unless there's a desire to have this sort of, out of order, we're happy to, you know, I think there's the intention to come forward with Housing Element discussion topics periodically moving forward. And so, as part of that, we can kind of highlight where that specific discussion will be is planned to be slated in. We can have discussion about whether or not that's too far out or if you want to make timing adjustments.

**Commissioner Moore:**

I would like to see it independently come forward. Particularly because it has been a strong piece of work of previous Commissions. And for that reason, I do not just want to streamline it into the overall housing discussion, but sees as a clear tool for us to fully understand, and then again, ultimately successfully apply it in the discussions about the Housing Element,

**President Diamond:**

So, why don't I suggest at the next officers meeting that we work with staff to figure out what the best timing to schedule that? Okay.

**Commissioner Moore:**

Yes. That's fine.

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

If there's nothing for the Commissioners, I'll only mention that there are no items on the April 18th agenda or Advanced Calendar and so we sent out a cancellation notice. So, we have a unexpected break next week.

**C. DEPARTMENT MATTERS****6. DIRECTOR'S ANNOUNCEMENTS**

None

**7. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION**

None.

**D. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Georgia Schuttish – Is drop-off in 311 Notifications due to economy or due to change in Code Requirements under Constraints Reduction Ordinance that went into effect January 14, 2024? What is impact of this drop off? Two projects that were extreme Alterations. 21<sup>st</sup> Street project found to be TTD. Units merged. Needed CUA from Commission to legalize and abate merger. No Demo Calcs found, but Staff did request them during 2015-2016 review. Diamond Street project no material uploaded to SFPIIM. Review at DBI Records found Questionable Calcs. Accelerated price increase from 2014 – 2021-2022. No relative affordability. Question: Do current threshold values in Calcs allow for reasonable remodel? Or do they facilitate speculative projects? Going forward: Demo Calcs should be adjusted per Commission legislative authority in Section 317(b)(2)(D). Flat Policy should be codified per Housing Element Action 8.3.2. Is Planning now in charge of intake review of plans, not DBI?

Sue Hestor – Schedule item to discuss issues with Hunter Points; Sea level rise

**E. 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. [2022-009383CUA](#) (M. TAYLOR: (628) 652-7352)  
 4000 21ST STREET – northwest corner of Collingwood Street; Lot 006H in Assessor's Block 2751 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.92 and 303 for a vertical

addition to an existing single-family dwelling that would result in the subject dwelling unit exceeding the equivalent of a 1:1.2 Floor Area Ratio and the addition of an Accessory Dwelling Unit per the State ADU program 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*

(Continued from Regular hearing on March 14, 2024)

**Note: On February 22, 2024, after hearing and closing public comment, continued to March 14, 2024 with direction from the Commission by a vote of +5 -0 (Ruiz absent).**

SPEAKERS: = Michelle Taylor – Staff report  
 + Ryan Knock – Project sponsor presentation  
 - Georgia Schuttish – September 2023 plan set for 4000 21st exceeded threshold for both “C” values. The Vertical was 54% removal and Horizontal was 55% Removal. This is TTD per Section 317. Plan before Commission revised to 44% Vertical removal apparently removing “strips” that included windows and back door, remodeled into entry for former “family room” now ADU. This project can be compared to project underway in Bernal Heights SUD that was determined to exceed thresholds for TTD during review but also apparently revised values to pass Code for SUD. Both projects have 5% “warning letters” ADU should provide housing keeping with goals/intentions of LGBTQ Cultural District per Executive Summary: “The District’s mission is to highlight the importance of LGBTQ people to the Castro’s history and ensure they have a place in its future. The District also helps identify problems facing the LGBTQ+ community and collaborate with City Hall to create effective solutions.”  
 - Steve Bain – Major concerns, will de stabilize the foundation of their property  
 - Ray Willit – Enforce 317  
 - Jeremy Paul – Why does it need to be a large building  
 = Liz Watty – Response to comments and questions  
 = Austin Yang, Deputy City Attorney – Response to comments and questions

ACTION: Approved with Conditions as amended by the Sponsor, reducing the level of the bath to be equal to the ADU.

AYES: Braun, Imperial, Koppel, Diamond

NAYS: Moore

RECUSED: Williams

MOTION: [21545](#)

9. [2023-0110510FA](#) (K. AGNIHOTRI: (628)-652-7454)  
350 RHODE ISLAND STREET – west side between 16th and 17th Streets; Lots 003 and 004 in Assessor's Block 3957 (District 10) – Request for **Office Allocation** pursuant to Planning Code Sections 303, 321, 322 and 838, to modify the Project Findings (2)(c)(1), (2)(c)(3), related to the quality of design of the project under Motion No. 14988 and remove the existing sunshade louvres on the east and south facades of the subject four-story building within the UMU (Urban Mixed Use) Zoning District and 48-X, 68-X Height and Bulk District. No other modifications or expansion is proposed. 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 Regular hearing on February 29, 2024)

SPEAKERS: = Kalyani Agnihotri – Staff report  
 + Speaker – Project sponsor presentation  
 = Liz Watty – Response to comments and questions  
 + Shawn Capps – Response to comments and questions

ACTION: After hearing and closing PC; Continued to May 23, 2024 with direction from the Commission

AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond  
NAYS: None

**ADJOURNMENT 1:22 PM**

**ADOPTED APRIL 25, 2024**