

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, March 30, 2023
1:00 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 1:03 PM

STAFF IN ATTENDANCE: Mat Snyder, Joseph Sacchi, Rogelio Baeza, Matt Dito, Christy Alexander, Nick Foster, David Winslow, Liz 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 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. 2021-004964CUA (R. BALBA: (628) 652-7331)
4001 18TH STREET – south side between Hartford and Noe Streets; Lot 001 in Assessor's Block 3583 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 715, to establish an approximately 1,100 square-foot

Cannabis Retail use within the ground floor commercial space of the existing two-story mixed-use building, with no on-site smoking or vaporizing of cannabis products within the Castro Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. 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

(Proposed for Continuance to April 27, 2023)

SPEAKERS: None

ACTION: Continued to April 27, 2023

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

ABSENT : Ruiz

2. 2022-006008CUA (J. SACCHI: (628) 652-7308)
1801 MISSION STREET – southeast corner of 14th Street; Lots 176, 178, and 185 in Assessor's Block 3548 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 303, and 843 to classify three units (#201, #203, and #402) at the subject property as Intermediate Length Occupancy (ILO) units. 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 units proposed for ILO classification will remain dwelling units. The subject property is located within a UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District.

WITHDRAWN

SPEAKERS: None

ACTION: Withdrawn

12. [2021-007063CUA](#) (G. PANTOJA: (628) 652-7380)
0 ALEMANY BOULEVARD/TOMPKINS AVENUE – north side of Alemany Boulevard and Tompkins Avenue between Peralta Avenue; Lot 023 in Assessor's Block 5695 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 211.2 and 303 to establish a Community Recycling Collection Center use (DBA "One Planet Recycling SF") within a Public (P) Zoning District and 40-X Height and Bulk District. The business is established at the adjacent properties and will utilize the subject lot to provide vehicular access and storage. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None

ACTION: Continued to May 4, 2023

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 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.

3. [2022-012273CUA](#) (V. PAGE: (628) 652-7396)
921 FOLSOM STREET – south side between 5th and Falmouth Streets; Lot 375 in Assessor's Block 3753 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.40A, 303 and 841 to authorize a change of use from Limited Restaurant to Restaurant and associated tenant improvement within a MUR (Mixed-Use Residential) Zoning District, Central SoMa SUD (Special Use District), SoMa Youth and Family SUD (Special Use District) and 45-X/85-X Height and Bulk Districts. 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, Diamond, Imperial, Koppel, Moore, Tanner
ABSENT: Ruiz
MOTION: [21286](#)

5. [2019-022693CUA](#) (R. SALGADO: (628) 652-7332)
1510 MARKET STREET – north side between Van Ness Avenue and Franklin Street; Lots 002, 003, and 004 in Assessor's Block 0836 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 156(f), 184, 210.2 and 303, to permit a five-year extension of an existing, temporary Public Parking Lot. The Project is located within a C-3-G (Downtown-General) Zoning District, Van Ness and Market Residential SUD (Special Use District), and 120/400-R-2 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: [21287](#)

C. COMMISSION MATTERS

6. 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.

7. Consideration of Adoption:

- [Draft Minutes for March 16, 2023](#)

SPEAKERS: None

ACTION: Adopted

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

ABSENT: Ruiz

8. Commission Comments/Questions

None.

D. DEPARTMENT MATTERS

9. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners. Just quickly, you might have seen the Mayor and Supervisor Peskin are introducing legislation that will impact downtown in Union Square. Basically, to ease the ability to convert buildings from office to residential. It will mostly impact older buildings but getting rid of some process and hearings and easing some requirements also for upper floors in Union Square giving some additional flexibility for their use. So you'll hear those. Those are changes to the Planning Commission. They will come to you for comments and recommendations. We'll also talk about them in April when we're here talking about the housing element but just wanted to flag those.

Commissioner Moore:

Good.

President Tanner:

Thank you. That's great to hear.

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

None.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish - Compare 1647 Sanchez and 403 28th: One was a wreck, should have been demolished, one was livable, should have been kept. Each was two units. Both projects Demo Calcs should never have been accepted. Staff's stated rationale for never adjusting Calcs since 2009

is project sponsors (or developers and speculators) would just go up to edge of any new, adjusted thresholds, avoiding CUA. "What is wrong with that?" Isn't that the point of the Demo Calcs? If Calcs had been adjusted, with thresholds made more stringent wouldn't all housing, like 28th Street, that should have been preserved, been saved? And housing like Sanchez Street wouldn't have become an unoccupied, multi-million dollar, behemoth. Demo Calcs should have been adjusted. They still should be adjusted, in order to objectively save sound, livable housing. As Housing Element is implemented, hopefully will use a butter knife, not a meat cleaver on existing housing stock.

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.

11. [2023-002450CWP](#) (M. SNYDER: (628) 652-7460)
AREA PLAN IMPLEMENTATION UPDATE AND INTER-DEPARTMENT PLAN IMPLEMENTATION COMMITTEE (IPIC) REPORT – **Informational Presentation** on the activities of the Department's Plan Implementation Group, including overview progress toward funding infrastructure projects called for in adopted area plans and coordination with CACs. Presentation of January 2023 Interdepartmental Plan Implementation Committee (IPIC) Report, which includes capital planning accomplishments and recommendations for each plan area.
Preliminary Recommendation: None – Informational

SPEAKERS: = Mat Snyder – Staff presentation
 ACTION: Reviewed and Commented

- 13a. [2022-006563CUA](#) (J. SACCHI: (628) 652-7308)
16 JESSIE STREET #305 – northeast corner of Ecker Place; Lot 152 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 one dwelling unit (#305) at 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: = Rich Hillis – Staff introduction
 = Joseph Sacchi – Staff presentation
 = Rogelio Baeza – Staff presentation
 + Brett Gladstone – Project sponsor report
 + Jennifer Solomon – Project sponsor report
 - Theresa Flandrich – Not for future San Franciscans, corporate rental firms,

240 Lombard

= Matt Dito – Response to comments and questions

= Liz Watty – Response to comments and questions

ACTION: Approved with Conditions

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

ABSENT: Ruiz

MOTION: [21288](#)

- 13b. [2022-006126CUA](#) (J. SACCHI: (628) 652-7308)
1863 MISSION STREET, #201, #203, #300, #301, #400, #604, and #703 – east side between 14th and 15th Streets; Lots 199, 201, 203, 204, 211, 227, and 230 in Assessor's Block 3548 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 303, and 754 to classify seven units (#201, #203, #300, #301, #400, #604, and #703) at the subject property as Intermediate Length Occupancy (ILO) units. 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 units proposed for ILO classification will remain dwelling units. The subject property is located within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X and 65-X Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 13a.

ACTION: Approved with Conditions

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

ABSENT: Ruiz

MOTION: [21289](#)

- 13c. [2022-006556CUA](#) (R. BAEZA: (628) 652-7369)
77 VAN NESS AVENUE, UNIT 407 – west side between Fell and Hickory Streets; Lot 038 in Assessor's Block 0834 (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-G (Downtown General) Zoning District and 85-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 13a.

ACTION: Approved with Conditions

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

ABSENT: Ruiz

MOTION: [21290](#)

- 13d. [2022-005789CUA](#) (R. BAEZA: (628) 652-7369)
77 VAN NESS AVENUE, UNIT 706 – west side between Fell and Hickory Streets; Lot 067 in Assessor's Block 0834 (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-G (Downtown General) Zoning District and 85-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 13a.
ACTION: Approved with Conditions
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
ABSENT: Ruiz
MOTION: [21291](#)

- 13e. [2022-006558CUA](#) (R. BAEZA: (628) 652-7369)
77 VAN NESS AVENUE, UNIT 802 – west side between Fell and Hickory Streets; Lot 073 in Assessor's Block 0834 (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-G (Downtown General) Zoning District and 85-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 13a.
ACTION: Approved with Conditions
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
ABSENT: Ruiz
MOTION: [21292](#)

- 13f. [2022-005815CUA](#) (M. DITO: (628) 652-7358)
2040 FRANKLIN STREET #906 – southeast corner of Jackson Street; Lot 069 in Assessor's Block 0599 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.2, and 303 to classify unit #906 at 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 RM-3 (Residential, Mixed – Medium Density) Zoning District and 105-D Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 13a.
ACTION: Approved with Conditions
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
ABSENT: Ruiz
MOTION: [21293](#)

- 13g. [2022-006005CUA](#) (M. DITO: (628) 652-7358)

1450 GREENWICH STREET, #403 – north side between Grenard Terrace and Van Ness Avenue; Lot 028 in Assessor's Block 0502 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.2 and 303 to classify unit #403 at 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 RM-3 (Residential, Mixed – Medium Density) Zoning District and 65-A Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 13a.
ACTION: Approved with Conditions
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
ABSENT: Ruiz
MOTION: [21294](#)

- 13h. [2022-006605CUA](#) (M. DITO: (628) 652-7358)
240 LOMBARD STREET, UNIT 832 – west side of Montgomery Street between Lombard and Chestnut Streets; Lot 108 in Assessor's Block 0060 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 210.1, and 303 to classify unit #832 at 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-2 (Community Business) Zoning District and 84-E Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 13a.
ACTION: Approved with Conditions
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
ABSENT: Ruiz
MOTION: [21295](#)

- 13i. [2022-005668CUA](#) (M. DITO: (628) 652-7358)
240 LOMBARD STREET, UNIT 332 – west side of Montgomery Street between Lombard and Chestnut Streets; Lot 108 in Assessor's Block 0060 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 210.1, and 303 to classify unit #332 at 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-2 (Community Business) Zoning District and 84-E Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 13a.

ACTION: Approved with Conditions
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 ABSENT: Ruiz
 MOTION: [21296](#)

- 14a. [2016-014802PCAMAP](#) (C. ALEXANDER: (628) 652-7334)
98 FRANKLIN STREET – east side between Oak and Market Streets; Assessor's Block 0836, Lots 008, 009, 013 (District 6) – Request for **Planning Code and Zoning Map Amendments**. Ordinance introduced by Supervisors Preston, Dorsey, Walton, Ronen, Peskin, Safai, and Mar amending the Planning Code and Zoning Map to (1) revise the Van Ness and Market Residential Special Use District, (2) revise Planning Code Section 260(b)(1)(O); and (3) revise Height Map HT07 to change the maximum height at Assessor's Block 0836, Lots 008, 009, and 013, from 85-X // 120/365-R-2 to 85-X // 120/400-R-2; adopting findings including findings under the California Environmental Quality Act, Planning Code Section 302 findings, and findings of consistency with the General Plan and Planning Code Section 101.1. The proposed amendments will be before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Christy Alexander – Staff presentation
 + Kyle Smeallie – Introduction of the ordinance
 + Anne Taupier – OEWD report
 + Mark Schwettmann – Project sponsor presentation
 + Jim Abrams – Project sponsor presentation
 + Amy Baghdadi – Mixed use project that will benefit Hayes Valley
 + JP Balajadia – Unique opportunity for French American School to provide world class facilities in Hayes Valley
 + Melinda Bihn – School support. Height changes will result in a meaningful investment in affordable housing
 + Karen Schmid – Excited about the benefits it would bring
 + Anastasia Yovanopoulos – Affordable housing and school
 = Kristen Jensen, City Attorney – Response to comments and questions

ACTION: Approved with Modifications
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 ABSENT: Ruiz
 RESOLUTION: [21297](#)

- 14b. [2016-014802SHD-02](#) (C. ALEXANDER: (628) 652-7334)
98 FRANKLIN STREET – east side between Oak and Market Streets; Assessor's Block 0836, Lots 008, 009, 013 (District 6) – Request for adoption of **Shadow Findings** that net new shadow cast upon on the following five (5) properties: Koshland Community Park; Patricia's Green; 11th/Natomia future park; Hayes Valley Playground; and Page & Laguna Mini Park by the Project would not be adverse to their use, pursuant to Section 295. The Project will include the construction of a new 38-story mixed-use building reaching a roof height up to 400 feet tall (431'6" inclusive of rooftop screening/mechanical equipment) within a C-3-G (Downtown General Commercial) Zoning District, Van Ness & Market Residential SUD (Special Use District) and 85-X // 120/365-R-2 Height and Bulk District. The

Project includes a total of approximately 560,543 gross square feet of uses, with approximately 416,286 gross square feet of residential use (385 dwelling units situated on floors six through 38) situated atop a five-story podium containing approximately 84,991 square feet of school use (French American International High School) and approximately 2,978 square feet of retail, 316 Class 1 and 60 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 110 vehicle parking and three car share spaces provided for the residential and school uses. The Project would contain a mix of 275 studio or one-bedroom units, 72 two-bedroom units, and 38 three-bedroom units.

Preliminary Recommendation: Adopt Findings

SPEAKERS: Same as item 14a.
ACTION: Adopted Findings
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
ABSENT: Ruiz
MOTION: [21298](#)

- 14c. [2016-014802DVA](#) (C. ALEXANDER: (628) 652-7334)
98 FRANKLIN STREET – east side between Oak and Market Streets; Assessor's Block 0836, Lots 008, 009, 013 (District 6) – Request for Approval of a **Development Agreement** between the City and County of San Francisco and 98 Franklin Street, LLC, for the development of the 98 Franklin St Project. The Development Agreement would enable the modification of the Project to (1) increase the Project's height limit to 400 feet (excluding permitted rooftop screen/mechanical equipment), (2) increase the number of dwelling units to 385, (3) permit a land dedication to the City of real property at 600 Van Ness Avenue (Block 0763, Lots 006 through 009; the "Affordable Housing Site"), or other real property acceptable to the Mayor's Office of Housing and Community Development ("MOHCD"), exceeding the dwelling unit requirements of Planning Code Section 249.33(b)(16), at no cost to the City, (4) waive all but one million dollars (\$1,000,000) of the Project's applicable Market and Octavia Affordable Housing fee under Planning Code Section 416 and waive all of the Project's applicable Van Ness Residential Special Use District Affordable Housing fee pursuant to Planning Code Section 424, with the intent that these funds be dedicated to Parcel K (located at the southeast corner of the intersection of Hayes Street and Octavia Boulevard, as described in the Market & Octavia Neighborhood Plan), and (5) vest the Project's Approvals for five years following the effective date of the Development Agreement (collectively, the "Approval Modifications"); thus confirming compliance with or waiving certain provisions of Administrative Code, Chapter 56, and ratifying certain actions taken in connection therewith. Pursuant to San Francisco Administrative Code Section 56.4(c), the Director of Planning has received and accepted a complete application for the amendment of the above-mentioned development agreement which is available for review by the public at the Planning Department in Planning Department Case File No. 2016-014802DVA.

Preliminary Recommendation: Recommend Approval to Board of Supervisors

SPEAKERS: Same as item 14a.
ACTION: Adopted a Recommendation for Approval with amendments submitted, subject to CAO approval.
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
ABSENT: Ruiz
MOTION: [21299](#)

- 14d. [2016-014802DNX-02](#) (C. ALEXANDER: (628) 652-7334)
98 FRANKLIN STREET – east side between Oak and Market Streets; Assessor's Block 0836, Lots 008, 009, 013 (District 6) – Request for **Downtown Project Authorization** pursuant to Planning Code Section 309 to allow a project greater than 50,000 square feet of floor area within the C-3 Zoning District with requests for exceptions for awnings, canopies, and marquees (Section 136.1); usable open space for dwelling units (Section 135); dwelling unit exposure requirements (Section 140); reduction of ground-level wind currents in C-3 districts (Section 148); minimum dwelling unit mix requirements (Section 207.6 and Section 249.33); height limits: measurement of rooftop appurtenances (Section 260); height limits for parcels within the Van Ness & Market Residential Special Use District (Section 263.19); and bulk controls (Section 270) to permit new construction, on an existing surface parking lot, of a new 38-story mixed-use building reaching a roof height of up to 400 feet tall (431'6" inclusive of rooftop screening/mechanical equipment) with approximately 560,543 gross square feet, including approximately 416,286 gross square feet of residential use (385 dwelling units situated on floors six through 38) situated atop a five-story podium containing approximately 84,991 square feet of school use (French American International High School) and approximately 2,978 square feet of retail, 316 Class 1 and 60 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 110 vehicle parking and three car share spaces provided for the residential and school uses. The Project would contain a mix of 275 studio or one-bedroom units, 72 two-bedroom units, and 38 three-bedroom units within a C-3-G (Downtown General Commercial) Zoning District, Van Ness & Market Residential SUD (Special Use District), and 85-X // 120/365-R-2 Height and Bulk District (proposed 85-X // 120/400-R-2 Height and Bulk District).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 14a.
 ACTION: Approved with Conditions
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 ABSENT: Ruiz
 MOTION: [21300](#)

4. [2022-003331CUA](#) (N. FOSTER: (628) 652-7330)
1160 MISSION STREET – north side between 7th and 8th Streets; Lot 061 in Assessor's Block 3702 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303, to permit a change of use from Public Parking Garage (a Retail Automotive Use) to Fleet Charging (a Non-Retail Automotive Use) for portions of the ground, second and third floors of an existing, four-story Public and Private Parking Garage. The proposed project ("Project") would convert 61 of the 189 public parking spaces to fleet charging spaces, with 128 spaces remaining as public parking spaces. The Project would not reduce the 175 private parking spaces reserved for residents of the adjoining residential building that are also located within the same parking garage. Further, aside from the installation of EV charging equipment and associated electrical equipment servicing the new fleet charging spaces, no other work is proposed as part of the Project. The Project Site is located within a C-3-G (Downtown-General) Zoning District and 150-S/240-S 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: - Speaker – Request to move out of the Consent Calendar
 = Nick Foster – Staff report
 + Mike Engelhardt – Project sponsor presentation
 + Mark – Parcel delivery service use moratorium
 ACTION: After being pulled off of Consent; Approved with Conditions
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 ABSENT: Ruiz
 MOTION: [21301](#)

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

15. [2021-001219DRM](#) (D. WINSLOW: (628) 652-7335)
 [1228 FUNSTON AVENUE](#) – east side between Lincoln Way and Irving Street; Lot 039 in Assessor's Block 1738 (District 7) – Staff initiated Request for **Discretionary Review** of Building Permit No. 2021.0113.2631 to legalize a three-story horizontal addition to the rear and façade alterations performed without benefit of a permit and to add a second dwelling unit and an Accessory Dwelling Unit at the ground level behind the garage 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: Take Discretionary Review and Approve with Conditions

SPEAKERS: = David Winslow – Staff report
 + Elena Asturias – Project sponsor presentation
 + Chad Kellogg – Design presentation
 + Ryan Patterson – Project sponsor presentation
 - Jerry Dratler – None of the construction work were inspected
 = Kristen Jensen, City Attorney – Response to comments and questions
 ACTION: Took DR and Approved Option 1 (reverting back to 2017 conditions of approval); with standard conditions of compliance; and the recordation of a Notice of Abatement.
 AYES: Braun, Imperial, Koppel, Moore, Tanner
 NAYS : Diamond
 ABSENT: Ruiz
 DRA: [822](#)

16. [2022-008887DRP](#) (D. WINSLOW: (628) 652-7335)
415 GRAFTON AVENUE – south side between Granada and Miramar Avenues; Lot 049 in Assessor's Block 7016 (District 11) – Request for **Discretionary Review** of Building Permit No. 2022.0815.0509 to construct a vertical addition to a single story one family residence 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: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff report
+ Speaker – Project sponsor presentation
- Evelyn Mau – DR presentation
ACTION: No DR
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
ABSENT: Ruiz
DRA: [823](#)

ADJOURNMENT 4:43 PM
ADOPTED APRIL 20, 2023