

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, November 21, 2024
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: SO, BRAUN, CAMPBELL, IMPERIAL, WILLIAMS
COMMISSIONERS ABSENT: MOORE, MCGARRY

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SO AT 12:06 PM

STAFF IN ATTENDANCE: Aaron Starr, Ada Tan, Maggie Laush, Elizabeth Watty – Director of Current Planning, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

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

A. CONSIDERATION ITEMS PROPOSED FOR CONTINUANCE

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

1. 2023-009469DRP (D. WINSLOW: (628) 652-7335)
77 BROAD STREET – south side between Plymouth and San Jose Avenues; Lot 014A in Assessor's Block 7112 (District 11) – Request for **Discretionary Review** of Building Permit Application No. 2023.0629.1225 for the construction of a two-story horizontal and vertical addition to add two dwelling units to a two-story, two-unit building within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Proposed for Continuance to January 16, 2025)

SPEAKERS: None
 ACTION: Continued to January 16, 2025
 AYES: Campbell, Williams, Braun, Imperial, So
 NAYS: None
 ABSENT: Moore, McGarry

- 2a. 2024-002517DRP (D. WINSLOW: (628) 652-7335)
246 BOCANA STREET – west side between Cortland and Eugenia Streets; Lot 012 in Assessor's Block 5668 (District 8) – Request for **Discretionary Review** of Planning Application No. 2024-002517PRJ to construct a vertical addition to a two-story, single-family house 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
WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

- 2b. 2024-002517VAR (M. LAUSH: (628) 652-7339)
246 BOCANA STREET – west side between Eugenia and Cortland Avenues; Lot 012 in Assessor's Block 5568 (District 9) – Request for **Variance** from Planning Code Section 242 (mass reduction) to expand the existing two-story, single family dwelling by developing the first floor and adding a third story vertical addition within the Bernal Heights SUD (Special Use District), a RH-1 (Residential House – One Family) Zoning District, and 40-X Height and Bulk District.

(Proposed for Continuance to Variance Hearing on December 4, 2024)

SPEAKERS: None
 ACTION: Acting ZA Continued to Variance Hearing on December 4, 2024

10. [2024-008952PCA](#) (L. LANGLOIS: (628) 652-7472)
DEVELOPMENT IMPACT FEES AND REQUIREMENTS FOR NON-RESIDENTIAL TO RESIDENTIAL CONVERSION PROJECTS [BOARD FILE NO. 240927] – **Planning Code Amendment** – Ordinance introduced by Mayor Breed and Supervisor Dorsey, amending the Planning Code to exempt certain types of projects in the downtown area that replace non-residential uses with residential uses from development impact fees and requirements, including the Inclusionary Housing fee; to create a process for previously approved projects to request modification to conditions of approval related to development impact fees, subject to delegation by the Planning Commission; and to remove the application deadline from the Commercial to Residential Adaptive Reuse Program; 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 necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

SPEAKERS: None
 ACTION: Continued to December 12, 2024
 AYES: Campbell, Williams, Braun, Imperial, So
 NAYS: None
 ABSENT: Moore, McGarry

11. [2024-0056890TH](#) (C. TEAGUE: (628) 652-7328)
FINAL OFFICE CONVERSION AND INVENTORY – Informational Presentation to review and discuss the Final Office Conversion and Demolition Inventory issued by the Zoning Administrator pursuant to Proposition C, and to provide a brief update on the Office Development Annual Limit Program.
Preliminary Recommendation: None – Informational

SPEAKERS: None
 ACTION: Continued to January 9, 2025
 AYES: Campbell, Williams, Braun, Imperial, So
 NAYS: None
 ABSENT: Moore, McGarry

14. [2023-011348DRP](#) (D. WINSLOW: (628) 652-7335)
1932-1934 JEFFERSON STREET – north side between Divisadero and Broderick Streets; Lot 030 in Assessor's Block 0911 (District 2) – Request for **Discretionary Review** of Planning Application No. 2023-011348PRJ to construct a new one-hour fire protected wall to comply with NOV 202304057 and Planning Code complaint # 2023-011348ENF to a four-story two-family residential building within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
 (Continued from Regular Hearing on November 7, 2024)

SPEAKERS: None
 ACTION: Continued to January 9, 2025
 AYES: Campbell, Williams, Braun, Imperial, So
 NAYS: None
 ABSENT: Moore, McGarry

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

3. [2024-007913CUA](#) (M. LANGLEIE: (628) 652-7410)
1201 SUTTER STREET, UNIT 212 – north side between Van Ness Ave and Polk Street; Lot 151 in Assessor's Block 0691(District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 303 and 723 to classify the subject property as 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 the Polk Street NCD (Neighborhood Commercial District) Zoning District and 65-A Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Campbell, Williams, Braun, Imperial, So
 NAYS: None
 ABSENT: Moore, McGarry
 MOTION: [21652](#)

C. COMMISSION MATTERS

5. LAND ACKNOWLEDGEMENT

Commissioner Campbell:

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.

6. CONSIDERATION OF ADOPTION:

- [Draft Minutes for November 7, 2024](#)

SPEAKERS:	None
ACTION:	Adopted
AYES:	Campbell, Williams, Braun, Imperial, So
NAYS:	None
ABSENT:	Moore, McGarry

7. COMMISSION COMMENTS/QUESTIONS

None.

D. DEPARTMENT MATTERS

8. DIRECTOR'S ANNOUNCEMENTS

None.

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

Aaron Starr, Manager of Legislative Affairs:

Good afternoon, Commissioner's, Aaron Starr Manager of Legislative Affairs.

Land Use

[240901](#) Planning Code - Impact Fees for Changes of Use From Production, Distribution, and Repair to Other Non-Residential Uses. Sponsor: Mayor. Staff: V. Flores.

[240872](#) Planning Code, Zoning Map - 30 Van Ness Avenue Special Use District; Amendment of Agreement for Sale of Real Estate. Sponsors: Mayor. Staff: Giacomucci.

This week at land use the Land Use committee continued two mayoral sponsored ordinances to December 2. The first ordinance was the Impact Fee Waiver for changes of use from PDR to other uses. The second ordinance was the planning code and zoning map amendments for 30 Van Ness. Presumably, the Impact Fee ordinance was continued to allow for more community outreach. 30 Van Ness was continued so that Supervisor Peskin could refine some additional conditions he wanted to add to the ordinance.

[240879](#) Planning Code - 524 and 530 Howard Street - Transit Center District Open Space Impact Fee Waiver for 524 Howard Street, LLC. Sponsor: Dorsey. Staff: Merlone.

The Committee did take up the Impact Fee waiver for 524-530 Howard Street. Commissioner's, you heard this item on consent on October 24 and voted to recommend approval. At the land use hearing, there was

no public comment and no significant comments from the committee members. The item was forwarded to the Full Board with a positive recommendation.

241063 Planning Code - Authorize Increases to the Affordable Price and Income Limits for Certain Below Market Rate Owned Units and Require Amenities to be Resold with Unit. Sponsor: Melgar. Staff: Flores.

Also on the docket was the duplicated file of Supervisor Melgar's ordinance that would Authorize Increases to the Affordable Price and Income Limits for Certain BMR Units. This ordinance was duplicated at the committee so that Supervisor Peskin could add some additional monitoring language to it; however, he was able to do this at the Board hearing making the duplicated file unnecessary. As a result, the committee voted to table the item.

Full Board

There was nothing of note at the Full Board this week.

Jonas P. Ionin, Commission Secretary:

The Historic Preservation Commission did meet yesterday, and they considered the Preservation Design Standards for the Housing Accountability Act which will be coming to you with their recommendation to adopt. They also heard 1035 Howard Street which they continued to December 4th, and depending on their action, will come to you on December 5th for your consideration. And then finally, they adopted the Citywide Historic Context Statement for Large Apartment Building (1900 – 1978).

E. GENERAL PUBLIC COMMENT

SPEAKERS: None

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. **2024-009286PPS**

5172 MISSION STREET – north side between Niagara and Geneva Avenues; Lot 006A in Assessor's Block 7030 (District 11) – **Informational Presentation** for the proposed construction of a housing development project pursuant to Government Code Section 65913.4 (SB 423), in an area subject to Government Code section 65913.4(q). The project consists of demolishing an existing two-story commercial building fronting Mission Street and a one-story structure in the rear yard. The project would construct a new three-story residential building with five dwelling units and four Accessory Dwelling Units (ADUs) for a total of nine dwelling units. The project would also construct a one-story structure in the rear yard for bicycle storage. The project sponsor submitted a notice of intent to construct the project on October 10, 2024. After the hearing and upon completion of tribal consultation, a formal application may be submitted following the project sponsor's review of any public testimony and written comments from the hearing.

Preliminary Recommendation: None – Informational

SPEAKERS: + Daniel Perez – Project sponsor presentation
 = Elizabeth Watty – Response to comments and questions
 = Rich Hillis – Response to comments and questions
 = Austin Yang, Deputy City Attorney – Response to comments and questions
 ACTION: Reviewed and Commented

4. **2018-012918DRM**

(C. GROB: (628) 652-7532)

986 SOUTH VAN NESS AVENUE – west side between 21st and 20th Streets; Lot 010 in Assessor's Block 3610 (District 9) – Request for **Mandatory Discretionary Review** of Building Permit Application No. 2018.0914.0274 to allow a change in tenure to a Rental Project and to modify the elected method of compliance for the Inclusionary Housing Program from on-site units to payment of the Affordable Housing Fee per Planning Code

Section 415.5(g)(3) within a RTO-M (Residential Transit Oriented – Mission) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

(Continued from Regular Hearing on November 14, 2024)

SPEAKERS: = Ada Tan – Staff report
ACTION: After being pulled off of Consent; Took DR and Approved with Conditions
AYES: Campbell, Williams, Braun, Imperial, So
NAYS: None
ABSENT: Moore, McGarry
DRA: [863](#)

13. [2023-007106CUA](#) (M. LAUSH: (628) 652-7339)
1126 SHAFTER AVENUE – north side between Griffith and Hawes Streets; Lot 053 in Assessor's Block 4786 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.3 and 303 to establish an Industrial Agriculture use, for the purpose of cannabis cultivation, in an existing, one-story industrial building and to add a mezzanine within a PDR-2 (Production, Distribution, and Repair) 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 November 14, 2024)

SPEAKERS: = Maggie Laush – Staff report
ACTION: Approved with Conditions
AYES: Campbell, Williams, Braun, Imperial, So
NAYS: None
ABSENT: Moore, McGarry
MOTION: [21653](#)

ADJOURNMENT 12:50 PM

ADOPTED DECEMBER 5, 2024