

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

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

**Thursday, June 13, 2024**  
**12:00 p.m.**  
**Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT DIAMOND AT 12:02 PM

STAFF IN ATTENDANCE: Aaron Starr, Ella Samonsky, Charles Enchill, Gabriela Pantoja, 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. 2024-001579CUA (E. OROPEZA: (628) 652- 7416)  
200 CAPP STREET – southwest corner of 17th Street; Lot 044 in Assessor's Block 3575 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.60, 303, and 754 , to allow a new Non-Residential use (d.b.a. Kiitos) proposed where the immediate prior Commercial Use was a Legacy Business (d.b.a. The Uptown) within an existing, approximately 1,300 square-feet, ground floor tenant space within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage SUD (Special Use District), and 55-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*  
**(Proposed for Continuance to June 20, 2024)**

SPEAKERS: None  
 ACTION: Continued to July 11, 2024  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
 ABSENT: None

2. 2015-006356CUA-02 (M. DITO: (628) 652-7358)  
336 PIERCE STREET – east side between Page and Oak Streets; Lot 020 in Assessor's Block 0844 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.2, 303, and 317 to legalize the demolition of an Unauthorized Dwelling Unit (UDU) at the rear of the subject property. A legal accessory structure in the rear yard was previously converted to a UDU and subsequently demolished. The rear structure will not be reconstructed and the UDU will not be replaced. The subject property is located within a RM-1 (Residential, Mixed – Low-Density) Zoning District, Family Housing Opportunity SUD (Special Use District), and 40-X Height and Bulk District. The project seeks to abate Planning Enforcement Case No. 2015-005370ENF.

*Preliminary Recommendation: Disapprove*  
 (Continued from Regular hearing on May 23, 2024)  
**(Proposed for Continuance to August 1, 2024)**

SPEAKERS: None  
 ACTION: Continued to August 1, 2024  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
 ABSENT: None

3. 2023-007010CUA (K. BOTN: (628) 652-7311)  
1310 JUNIPERO SERRA BOULEVARD – west side of Junipero Serra Blvd at the cross street of Thomas More Way; Lot 036 in Assessor's Block 7380 (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303 and 209.1 to construct a one-story 25-foot tall accessory maintenance and facility building for the San Francisco Golf Club (approximately 20,060 gross square feet) the building will house administration offices for the maintenance staff, a repair shop for maintenance purposes for the San Francisco Golf Club. The Project also proposes a surface parking lot consisting of 25 parking spaces located to the west of the proposed maintenance facility. The subject property is located 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 Regular hearing on May 23, 2024)  
**(Proposed for Continuance to August 1, 2024)**

SPEAKERS: None  
 ACTION: Continued to August 1, 2024  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
 ABSENT: None

4. 2022-000156CUA (J. HORN: (628) 652-7366)  
1131-1133 ANZA STREET – south side between 3rd and 2nd Avenues; Lot 051 in Assessor's Block 1545 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing 1,859 gross-square-foot, two-story two-family dwelling and the new construction of a 5,455 gross-square-foot, four-story two-family dwelling with an accessory dwelling unit 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*

**WITHDRAWN**

SPEAKERS: Georgia Schuttish – Permits have not been withdrawn, tenants  
ACTION: Withdrawn

10. [2024-003574PCA](#) (A. MERLONE: (628) 652-7534)  
**DENSITY CONTROLS IN THREE HISTORIC DISTRICTS [BF 240170] – Planning Code Amendments** – Ordinance, sponsored by Supervisors Peskin, Stefani and Safai, modifying density limits in the Northeast Waterfront Historic District, the Jackson Square Historic District, and the Jackson Square Historic District Extension, except for projects in those areas using the Commercial to Residential Adaptive Reuse Program; creating an exception to numerical density in those areas for certain projects; affirming the Planning Commission’s determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

*Preliminary Recommendation: Approve with Modifications*

SPEAKERS: None  
ACTION: Continued Indefinitely  
AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
ABSENT: None

## B. COMMISSION MATTERS

### 5. LAND ACKNOWLEDGEMENT

#### **Commissioner Moore:**

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. COMMISSION COMMENTS/QUESTIONS

#### **President Diamond:**

So, I just wanted to point out three articles I’ve read in the Chron on last week or so that I thought were worth bringing to the Commission’s attention and the public. One related to the amount of work that’s going on to allow Front Street, downtown, to be a more vibrant place in the evenings; very much in line with the entertainment focus that we’ve been talking about downtown. So, I’m excited to hear more, I hope that goes well. Along the same lines is the investment in the portion of Powell Street that goes from Market up to Union Square, with the overhead lighting and the desire to make that a more vibrant, aesthetic space that people want to come and see, have it be a destination; eager to see that move forward. And then third for me personally, was a great deal of excitement in seeing that the Crosstown Trail is now a double cross, and that not only can you take the trail, as I’m sure I and many of us have, from the southeast to the northwest, but you can take it from the southwest to the northeast, which also opens up the possibility of not needing a car or two cars to figure out how to get from one end to the other because you can take BART from one station to another. So, a really wonderful piece of work and allows so many of us to enjoy, you know, great reaches of the city in a very pedestrian-friendly manner.

**Commissioner Moore:**

Thank you, President Diamond. I think those are really good comments. Not all of us follow the paper every day. But in addition to that, I understand that night markets are more and becoming, that is a really important thing, particularly supporting neighborhoods and the energy of residents who live in the city in a very personal way. And I believe that the larger moves regarding Powell Street and Front Street are very good. I do hope that we are, most and foremost, inviting our own residents who have kind of fallen a little bit into isolation and into the background in the many years that we all have been separated by Covid. These are all great reuniting elements and I look forward for them to be very highly advertised also for us as residents. Thanks.

**C. DEPARTMENT MATTERS****7. DIRECTOR'S ANNOUNCEMENTS**

None.

**8. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION****Aaron Starr, Manager of Legislative Affairs:**

240228 Planning Code, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District. Sponsors: Engardio; Peskin. Staff: Pantoja. PASSED Second Read

240263 Planning Code - Divisadero Street Neighborhood Commercial Transit District] Sponsor: Preston. Staff: V. Flores. PASSED Second Read

240353 Landmark Designation - The Gregangelo Museum. Sponsors: Melgar. Staff: LaValley. PASSED Second Read

240563 Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District. Sponsors: Engardio; Peskin. Staff: Pantoja. Adopted

Introduced last week

240641 Planning Code - Laboratory Uses in the Urban Mixed Use Zoning District. Sponsor: Walton. Staff: TBD

240637 Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD. Sponsor: Mandelman. Staff: Merlone

**Commissioner Williams:**

Thank you for that report. Could you repeat, you said something about Supervisor Walton, I didn't catch the whole --

**Aaron Starr, Manager of Legislative Affairs:**

Supervisor Walton introduced an ordinance that would amend the definition of laboratory to include bioscience and prohibit that use in the UMU zoning district.

**Commissioner Williams:**

Okay, Thank you.

**D. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Georgia Schuttish – The A-rated project at 1465 Masonic is a legal three unit building in the Family and Senior Housing Opportunity SUD, a Well-Resourced Neighborhood

in the potential Haight-Ashbury Historic District. Three rent controlled units have been lost. Entire building selling for \$10.5 million. Or selling for multi-millions as individual units even though there has been no condo splitting up per the Assessor's Info. This project took advantage of the Demo Calcs. Even before receiving the "blessing" to proceed under "means and methods" to remove more of the structure the project was close to the thresholds for the Horizontal and Vertical Elements. Another example of why the Demo Calcs should have been adjusted at least once, and preferable twice since 2009 per Planning Code Section 317 (b) (2) (D) to fulfill the intent of Section 317 to preserve existing, sound housing for the people of San Francisco now and in the future.

## 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.

9. [2024-003930PCA](#) (V. FLORES: (628) 652-7525)  
POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT [BF 240411] – **Planning Code Amendments** – Ordinance, sponsored by Supervisor Peskin, amending the Planning Code to create an exception to allow storefront mergers and large uses for certain Limited Restaurant Uses designated as Legacy Businesses in the Polk Street Neighborhood Commercial District; 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 under Planning Code, Section 302.

*Preliminary Recommendation: Approve with Modifications*

SPEAKERS: = Aaron Starr – Staff report  
 + Sunny Angulo, for Sup. Peskin – Introduction to ordinance  
 + Rebekha Ahn – Bob's Donuts  
 ACTION: Approved with Modifications  
 AYES: So, Braun, Koppel, Diamond  
 NAYS: Williams, Imperial, Moore  
 RESOLUTION: [21572](#)

11. [2023-009969CUA](#) (M. LAUSH: (628) 652-7339)  
249 TEXAS STREET – east side between Mariposa and 18th Streets; Lot 017A in Assessor's Block 4001 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing three-story over basement building with one Dwelling Unit and one Unauthorized Dwelling Unit and to construct a four-story over basement building with two Dwelling Units 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 May 23, 2024)

**Note: On May 23, 2024, after a motion to approve failed +3 -3 (Williams, Imperial, Moore against; Koppel absent), continued to June 13, 2024 by a vote of +4 -2 (Williams, Imperial against; Koppel absent).**

SPEAKERS: = Ella Samonsky – Staff report  
 + Speaker – Project sponsor presentation  
 - Georgia Schuttish – A couple of points: Not enough attention has been given to impact from the project on 251 Texas Street, a multi-unit, rent controlled building. The fourth floor was not on original project approved by the Commission and denied by the Board and maybe it should be removed? At the May 23rd hearing, the architect

said there was no exposure in some of the existing bedrooms in the UDU. But the second unit in the new building only has one bedroom and no exposure in the designated sleeping area. He also said "the ceilings height throughout the entire unit ranged from somewhere between 7'2" and 7'6" for many portions of it". 7'6" is legal. Aren't both legal in California? For this and all UDUs/occupied units it would be good if project sponsors informed Staff at start. And if sound, existing units could be better preserved, not Demo'ed.

= Kirsten Jensen, Deputy City Attorney – Response to comments and questions

ACTION: Approved with Conditions  
 AYES: So, Williams, Braun, Koppel, Diamond  
 NAYS: Imperial, Moore  
 MOTION: [21573](#)

12. [2022-009810CUA](#) (M. LAUSH: (628) 652-7339)  
1060-1090 RANDOLPH STREET – east side between Sargent Street and Chester Avenue; Lots 032 and 033 in Assessor's Block 7081A (District 11) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317 to merge two residential units at the ground floor of an existing two-story building, and to establish a Religious Institution Use (dba Khaniqahi Nimatullahi Meditation Center) within a RH-2 (Residential–House, Two Family) Zoning District, Oceanview Large Residence SUD (Special Use District), Priority Equity Geographies SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#) (h).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Ella Samonsky – Staff report  
 + Erik Myrold – Project sponsor presentation  
 + Deborah Holley – Project sponsor presentation  
 + Ann Harris – Continue to serve the community  
 + Speaker – Supports the project  
 + Christopher Turek – Pride of the neighborhood, well kept  
 + Richard Martinson – Opportunity to give service and contribute  
 + Norman Smith – Warmth interaction  
 + Natasha Evans – Instrumental to growth, monthly service projects  
 + Jessica – Enriches belonging  
 + Ana Lee Seder – Continue the quality of the environment  
 + Russel Leung – Essential aspect of one's spiritual life  
 + Kathy Wright – Center and direction

ACTION: Approved with Conditions  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
 ABSENT: None  
 MOTION: [21574](#)

- 13a. [2023-001074SHD](#) (C. ENCHILL: (628) 652- 7551)  
700 INDIANA STREET– west side between 19<sup>th</sup> and 20<sup>th</sup> Streets; Lot 007 in Assessor's Block 4062 (District 10) – Request for **Adoption of Shadow Findings** pursuant to Planning Code Sections 295 that net new shadow from the project would not adversely affect the use of Esprit Park under the jurisdiction of the Recreation and Park Commission, within a UMU (Urban Mixed Use) Zoning District and 58-X Height and Bulk District.

*Preliminary Recommendation: Adoption of Findings*

SPEAKERS: = Charles Enchill – Staff report  
 + John Kevlin – Project sponsor presentation  
 + Leah Makley – Project sponsor presentation  
 + Dr. Thomas Harding – Start up lab spaces, clear economic use for the area  
 + John Corso – Union's support, will bring job for the local workers

- + Dennis Williams, Jr. – Economic impact, inclusivity and community support
  - + Speaker – Will provide a vibrant workplace
  - + John – Innovation
  - + Robert Bell – Community support
  - + Dan Laser – Contributes to the economy
  - + Matt Bender – Ability to walk to work, biotech innovation
  - + Dr. Nina Warner – Create jobs for the community
  - + Dr. Rachel Hatano – Connections with other start ups
  - + Nathan – Fantastic workplace
  - + Christian Gonzales – Neighborhood engagement, local places to go to
  - + Speaker – Attract and foster collaboration with other scientific innovation
  - + Cody Anderson – Brings a vitality to the city
  - + Kendall Erickson – Generate jobs
  - + Kathleen Molnar – Parking, public transportation, bio hub
  - + Daniel – Suitable lab space for start ups
  - + Leila – Bring more business, supports non-profits
  - + Larry Wise – Willingness to continue the hard work and invest in the community
  - + Dr. John – Robust and vibrant scientific community
  - + Speaker – Great location for startup lab companies
  - + Demetrius Williams - Job and career opportunities
  - + Mark Pope – Supports the project
  - + Orende Sterling – Benefit long term employment opportunities
  - + Chris Baker – Incredible architecture, importance of work
  - + Paul – Commitment to employing local workers
  - + Walter Orellana – Bring local contractors to work
  - + Greg Hardeman – SF building trades, provide apprenticeships
  - + Israel Vargas – Will provide 100% union workers
  - + Anthony – Construction labor
  - Donovan Lacey – Not in a residential and mixed-use neighborhood, shadow
  - + Kirby – Great use
  - JR Eppler – Zoning, life science use
  - = Elizabeth Watty – Response to comments and questions
  - = Speaker – Response to comments and questions
  - = Eddie, MBH Architects – Response to comments and questions
  - + Ken Rich – Response to comments and questions
  - = Ella Samonsky - Response to comments and questions
- ACTION: Adopted Findings
- AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond
- ABSENT: None
- MOTION: [21575](#)

13b. [2023-001074ENX](#)

(C. ENCHILL: (628) 652- 7551)

**700 INDIANA STREET**– west side between 19th and 20th Streets; Lot 007 in Assessor’s Block 4062 (District 10) – Request for **Large Project Authorization** pursuant to Planning Code Sections 329 and 838 to allow a project greater than 25,000 square feet of floor area within the UMU Zoning District with modification to Horizontal Mass Reduction requirement (Section 270.1). The Project includes demolition of the existing 15,000 square foot warehouse building and construction of a new three-story, non-life science laboratory building approximately 70,650 sq. ft. in size, containing 51 off-street parking spaces and two car-share spaces below grade, one off-street loading space, 15 bicycle parking spaces consisting of six Class One bicycle spaces, five Class 1 bicycle fleet spaces, four Class 2 bicycle spaces; four showers, private bike repair station, 24 lockers, and approximately 8,000 sq. ft. of non-residential open space located on the rooftop. The subject property is located within a UMU (Urban Mixed Use) Zoning District and 58-X Height and Bulk District. 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: = Same as item 13a.  
 ACTION: Approved with Conditions  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
 ABSENT: None  
 MOTION: [21576](#)

14. [2022-012515CUA](#) (G. PANTOJA: (628) 652-7380)  
45 BRONTE STREET – northeast corner of Mojave Street; Lot 031 in Assessor's Block 5689 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 242, 303, and 317 for the construction of horizontal and vertical additions to an existing one-story, single-family residence and remodel of the residence that is tantamount to demolition within a RH-1 (Residential-House, One-Family) Zoning District, Bernal Heights SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on June 6, 2024)

SPEAKERS: = Gabriela Pantoja – Staff report  
               + My My Ly – Project sponsor presentation  
               - Shelley Arnold – Bernal Heights SUD section 242, proposed is out-of-scale, privacy  
               - Georgia Schuttish – Demo calcs, Bernal Heights SUD, 317 finding is questionable  
               = Elizabeth Watty – Response to comments and questions  
               = Ella Samonsky – Response to comments and questions  
 ACTION: Approved with Conditions  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
 ABSENT: None  
 MOTION: [21577](#)

**ADJOURNMENT 4:04 PM**

**ADOPTED JULY 18, 2024**