

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 25, 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 12:00 PM

STAFF IN ATTENDANCE: Aaron Starr, Mat Snyder, Gretel Gunther, David Winslow, Corey Teague – Zoning Administrator, 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. 2021-012028ENV (J. POLLAK: (628) 652-7493)
STONESTOWN DEVELOPMENT PROJECT – Certification of the **Final Environmental Impact Report (EIR)** – the area generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – The proposed project includes approximately 3,850,000 gross square feet (GSF) of new building area allocated among the following uses: up to approximately 3,491 residential dwelling units, up to

4,861 parking spaces, 1,277 bicycle parking spaces, approximately six acres of new open space, approximately 160,000 GSF of retail, up to 96,000 GSF of Non-Retail Sales and Service use, and up to 63,000 GSF of institutional use, including approximately 15,000 square feet of childcare use and community use. The project would also feature newly created private streets, pedestrian paths and bicycle lanes. New buildings on the site are proposed to range from 30 feet to 190 feet in height and would generally step down towards the northwest corner.

NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on February 13, 2023. Public comment will be received when the item is called during the hearing. However, comments submitted will not be included in Final EIR.

Preliminary Recommendation: Certify

(Proposed for Continuance to May 9, 2024)

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

2a. 2021-012028ENV (P. RACE: (628) 652-7461)

STONESTOWN DEVELOPMENT PROJECT – the area generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Request for **Adoption of Findings and Statement of Overriding Considerations** under the California Environmental Quality Act (CEQA) for the Stonestown Development Project which involves the redevelopment of the approximately 27 acres of surface parking and surrounding structures in the 43-acre Stonestown Galleria shopping mall site and establish land use controls for the project site through the adoption of the proposed Stonestown Development Project SUD and incorporation of proposed Design Standards and Guidelines. The proposed project would retain the Stonestown Mall and develop the remainder of the Stonestown site into a mixed-income residential neighborhood. The proposed project includes approximately 3,850,000 gross square feet (GSF) of new building area allocated among the following uses: up to approximately 3,491 residential dwelling units, up to 4,861 parking spaces, 1,277 bicycle parking spaces, approximately six acres of new open space, approximately 160,000 GSF of retail, up to 96,000 GSF of Non-Retail Sales and Service use, and up to 63,000 GSF of institutional use, including approximately 15,000 square feet of childcare use and community use. The project would also feature newly created private streets, pedestrian paths and bicycle lanes. New buildings on the site are proposed to range from 30 feet to 190 feet in height. The proposed project would also include transportation and circulation improvements and new and upgraded utilities. The subject site is currently within a C-2 (Community Business), RM-1 (Residential, Mixed) and RH-1(D) (Residential, House) Zoning Districts and 40-X and 65-D Height and Bulk Districts.

Preliminary Recommendation: Adopt Findings and Statement of Overriding Considerations

(Proposed for Continuance to May 9, 2024)

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

2b. 2021-012028GPA (P. RACE: (628) 652-7461)

STONESTOWN DEVELOPMENT PROJECT – **General Plan Amendments** – the area generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north Assessor's Block and Lots 7295, 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Ordinance amending the General Plan to revise the Urban Design Element, the Commerce and Industry Element, and the Land Use Index to reflect the Stonestown Development Project. On December 7, 2023, the Planning Commission recommended initiation of the General Plan Amendments, per Planning Commission Resolution No. 21459. Commission action would also make 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 340.

Preliminary Recommendation: Approve

(Proposed for Continuance to May 9, 2024)

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

- 2c. 2021-012028PCA (P. RACE: (628) 652-7461)
STONESTOWN DEVELOPMENT PROJECT – Planning Code Text Amendments – the area generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Ordinance sponsored by Mayor London Breed and Supervisor Myrna Melgar to amend the Planning Code by establishing a new: (1) Stonestown Mixed-Use Zoning District, (2) Stonestown Height and Bulk District, (3) Special Use District (SUD), (4) Special Sign District (SSD) for the Stonestown Development Project and (5) abolishing an approximately 15-foot legislated setback on the west side of 19th Avenue between Eucalyptus Drive and Buckingham Way. The Stonestown Development Project SUD would modify specific Planning Code requirements related to permitted uses, ground floor frontage, building standards, dwelling unit exposure, off-street parking, open space, off-street loading, signage and would establish review procedures for phase approvals and building permits for the Stonestown Development Project. The SUD would also incorporate by reference a proposed “Design Standards and Guidelines” document for the Stonestown Development Project that provides specificity on land use, open space, streets and streetscapes, parking and loading, buildings, lighting, and signage. The subject site is currently within a C-2 (Community Business), RM-1 (Residential, Mixed) and RH-1(D) (Residential, House) Zoning Districts and 40-X and 65-D Height and Bulk Districts. Commission action would also make 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

(Proposed for Continuance to May 9, 2024)

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

- 2d. 2021-012028MAP (P. RACE: (628) 652-7461)
STONESTOWN DEVELOPMENT PROJECT – Zoning Map Amendments – the area generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Ordinance sponsored by Mayor London Breed and Supervisor Myrna Melgar to amend: (1) Zoning Use District Map No. ZN13 from C-2, RH-1(D) or RM-1 to Stonestown Mixed-Use District, (2) Height Map HT13 from 40-X or 65-D to Stonestown Height and Bulk District (30/190-ST), (3) Sectional Map SU13 to create a new Stonestown Special Use District and (4) Special Sign District Map sheet SS01 and SS02 to create a new Stonestown Special Sign District. These amendments to the Zoning Use District Map, Height and Bulk District Use Map, Special Use District Map and Special Sign District Map would support the Stonestown Development Project. Commission action would also make 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

(Proposed for Continuance to May 9, 2024)

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

- 2e. 2021-012028SHD (P. RACE: (628) 652-7461)
STONESTOWN DEVELOPMENT PROJECT – the area generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Request for **Adoption of Shadow Findings** pursuant to Planning Code Section 295 that net new shadow from the Stonestown Development Project would not adversely affect the use of Rolph Nicol Junior Playground or Junipero Serra Playground under the jurisdiction of the Recreation and Park Commission, within a P (Public) Zoning District and OS Height and Bulk District.
Preliminary Recommendation: Adoption of Findings
(Proposed for Continuance to May 9, 2024)

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

- 2f. 2021-012028DVA (P. RACE: (628) 652-7461)
STONESTOWN DEVELOPMENT PROJECT – the area generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Request to Adopt a Recommendation of Approval of a **Development Agreement**. Ordinance introduced by Supervisor Melgar to approve a Development Agreement between the City and County of San Francisco and Brookfield Properties in association with Stonestown Development Project. The proposed Development Agreement will address project phasing, development phase approval procedures, delivery of public realm improvements, and public benefits on topics to include affordable housing, on-site childcare facility, on-site community facility, transportation improvements, infrastructure improvements, and publicly accessible private open space improvements.
Preliminary Recommendation: Approve
(Proposed for Continuance to May 9, 2024)

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

- 2g. 2021-012028CWP-02 (P. RACE: (628) 652-7461)
STONESTOWN DEVELOPMENT PROJECT – the area generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Request for Approval of the Stonestown Special Use District **Design Standards and Guidelines Document (DSG)**, which outlines the development controls, standards, and guidelines specific to the Stonestown Development Project. The proposed DSG articulates a vision and goals for the character of the overall project, and provides specificity on aspects of land use, open space, streets and streetscapes, parking and loading, buildings, lighting, and signage.
Preliminary Recommendation: Approve
(Proposed for Continuance to May 9, 2024)

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

ABSENT: None

3. 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 209.1, 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

(Proposed for Indefinite Continuance)

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

4. 2024-001501PCA (V. FLORES: (628) 652-7525)
STATE-MANDATED ACCESSORY DWELLING UNIT CONTROLS [BF 240110] – **Planning Code Amendments** – An ordinance, sponsored by Supervisor Peskin, to amend the Planning Code to clarify the state-mandated, ministerial approval process and local, discretionary approval process for certain Accessory Dwelling Units (ADUs) meeting certain requirements in single-family and multifamily buildings; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

5. 2020-007806CUA (M. DITO: (628) 652-7358)
1314 PAGE STREET – north side between Central Avenue and Lyon Street; Lot 013 in Assessor's Block 1221 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317 to legalize the merger of two dwelling units on the second and third floors into a single dwelling unit and relocation of one of the dwelling units to the ground floor. The project proposes a 130 square-foot expansion of the relocated ground floor dwelling unit. The subject property is located within a RH-3 (Residential, House – Three-Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Disapprove

(Continued from Regular Hearing on February 29, 2024)

Note: On February 29, 2024, after hearing and closing public comment, continued to April 25, 2024 by a vote of +4 -2 (Imperial and Moore against).

WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

- 11a. [2023-003652CUA](#) (M. MATHUR: (628) 652-7355)
3901 NORIEGA STREET – southwest corner of 46th Avenue; Lot 001 in Assessor's Block 2083 (District 4) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 710, to allow expansion of the existing restaurant use (d.b.a. The Pizza Place on Noriega) into the adjacent storefronts and beyond the

permitted use size of 2,999 square feet within an existing one-story commercial building in a NC-1 (Neighborhood Commercial) 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: None
 ACTION: Continued to May 9, 2024
 AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
 ABSENT: None

- 11b. [2023-003652VAR](#) (M. MATHUR: (628) 652-7355)
3901 NORIEGA STREET – southwest corner of 46th Avenue; Lot 001 in Assessor's Block 2083 (District 4) – Request for **Variance** from rear yard requirements of Planning Code Section 134 to legalize four existing rear accessory sheds within an existing one-story commercial building in a NC-1 (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

SPEAKERS: None
 ACTION: ZA Continued to May 9, 2024

18. [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

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

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.

6. [2023-011251CUA](#) (G. GUNTHER: (628) 652-7607)
2650 OCEAN AVENUE – north side between Lagunitas Drive and Woodacre Drive; Lot 004 in Assessor's Block 7223 (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 727, to establish a non-residential use (restaurant) over 3,000 square feet in size in an existing one-story commercial building within the Lakeside Village NCD (Neighborhood Commercial District) Zoning District, Family Housing Opportunity SUD (Special Use District), and 26-X Height and Bulk District. This project was reviewed under the Community Business Priority Processing Program (CB3P). 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: Williams, Braun, Imperial, Koppel, Moore, Diamond
ABSENT: None
MOTION: [21546](#)

8. [2024-000596CUA](#) (W. MCCALLUM: (628) 652-7338)
2999 CALIFORNIA STREET UNIT 202 – southeast corner of Baker Street; Lot 040 in Assessor's Block 1029 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.1, and 303 to classify one dwelling unit (Unit 202) 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 unit proposed for ILO classification will remain dwelling units. The subject property is located within a RH-2 (Residential, House – Two-Family) Zoning District and 40-X Height & Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
ABSENT: None
MOTION: [21547](#)

9. [2023-010539CUA](#) (V. PAGE: (628) 652-7396)
530 HOWARD STREET – north side between 1st and 2nd Streets; Lot 014 in Assessor's Block 3721 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to establish an approximately 2,500 gross square-foot Parcel Delivery Service in the basement of an existing four-story 25,250 square-foot Office building located within a C-3-O(SD) (Downtown Office Special Development) Zoning District, 450-S Height and Bulk District, the Transit Center C-3-O(SD) Commercial SUD (Special Use District), the Transbay C-3 SUD (Special Use District), and the Transit Center Special Sign District. No physical alteration to the building 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

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
ABSENT: None
MOTION: [21548](#)

10. [2024-002074PCA](#) (V. FLORES: (628) 652-7525)
PARCEL DELIVERY SERVICE [BF 240193] – **Planning Code Amendments** – Ordinance, sponsored by Supervisor Chan, to amend the Planning Code to require Conditional Use authorizations for establishing Parcel Delivery Service uses, prohibit Non-Cannabis Parcel Delivery Service as an accessory use, and revise zoning control tables to reflect these changes; 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

SPEAKERS: None
ACTION: Approved
AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
ABSENT: None
RESOLUTION: [21549](#)

C. COMMISSION MATTERS

12. LAND ACKNOWLEDGEMENT

President Diamond:

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.

13. CONSIDERATION OF ADOPTION:

- [Draft Minutes for March 14, 2024](#)
- [Draft Minutes for April 4, 2024](#)
- [Draft Minutes for April 11, 2024](#)

SPEAKERS: None
ACTION: Adopted
AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
ABSENT: None

14. COMMISSION COMMENTS/QUESTIONS

None.

D. DEPARTMENT MATTERS

15. DIRECTOR'S ANNOUNCEMENTS

Rich Hillis, Planning Director:

I'm not sure if we mentioned this in the past, but Lydia So has been nominated to sit on the Planning Commission by the Mayor to replace Commissioner Tanner. I believe she's scheduled for Rules next week, or that's what's anticipated. So, she's likely to join us sometime in May. She was on the Historic Preservation Commission, currently on the MTA Commission. So, we look forward to seeing her here.

16. 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

240089 Planning Code - Landmark Designation - San Francisco Fire Station No. 44. Sponsors: Walton; Peskin. Staff: LaValley.

This week, the land use committee considered the landmark designation for SF Fire Station No. 44, located at 1298 Girard Street in Visitation Valley. This designation was initiated by the Board in September of last year and sponsored by Supervisor Walton. The HPC unanimously recommended approval of the designation on 12/20/23.

Designed by City Architect John Reid, Jr., Fire Station 44 was constructed in 1913 and is one of oldest active fire stations in SF. Fire Station 44 is significant for association with the expansion of Fire Department in 1910s, is an excellent example of a Classical Revival style, a brick fire station, and it is representative of the work of an architect of merit.

At the hearing this week, President Peskin joined as co-sponsor. There was no public comment that the LUT forwarded item to BOS with positive recommendation.

240170 Planning Code - Density Controls in Three Historic Districts. Sponsor: Peskin. Staff: Merlone.

Next the Committee took up the duplicated file of Supervisor Peskin's Density Controls in Three Historic Districts ordinance. You may recall the original ordinance was vetoed by the mayor and that veto was overridden by the Board with Supervisor Stefani providing one of the deciding votes. The duplicated file was also created by Supervisor Stefani.

The original ordinance reverted the Jackson Square Historic District, its extension, and the Northeast Waterfront Historic District to numeric density controls. It also created an exception to allow form-based density controls in these districts if the project is utilizing the Commercial to Residential Adaptive Reuse Program.

At the Land Use Committee this week, Supervisor Stefani joined the committee to introduce her proposed amendments to a duplicated ordinance. These amendments would allow for form-based density in the subject historic districts but would limit the use of the State Density Bonus to no more than 50% of the base density.

Because these amendments are substantive, this duplicated and amended ordinance has been re-referred to the Planning Commission.

Full Board

240199 Planning Code, Zoning Map - Treasure Island/Yerba Buena Island. Sponsors: Mayor; Dorsey. Staff: Look. Passed First Read

240246 Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed 72 Harper Street Project. Staff: Shum.

Lastly, the Board considered the CEQA appeal for 72 Haper Street. This project would construct a three-story rear addition to an existing single-family dwelling and elevate portions of the existing roof to add a bedroom and bathroom on the third floor. The proposal would also add an ADU to the ground floor.

Commissioners, you heard this project on February 8 of this year and declined to take discretionary review as the project met the RDG. It is also a reasonably sized addition that creates more housing.

The CEQA determination was appealed by several adjacent neighbors. The appellants contended that the department did not properly evaluate the project and that the subject property is a historic resource. As a result, the appellants claimed that the project should not be eligible for a categorical exemption.

However, as the department explained, the project would not affect potential character defining features on the subject building that could lead to its designation as a historic resource. As a result, a historic resource evaluation was not required and that the project was eligible for a categorical exemption.

During the hearing, Supervisor Mandelman asked questions about our current notification requirements given the passage of the constraint's reduction ordinance. He also asked the department to clarify the project in relation to potential character defining features.

There were no public comments made during the Board hearing either for or against the appeal.

At the conclusion of the hearing, Supervisor Mandelman stated that he sensed that the appellant was simply appealing a DR Action to the Board, and that the issues were not CEQA related. As such, he made a motion to reject the appeal and uphold the department's decision to prepare a categorical exemption for the project. The Board of Supervisors voted unanimously to approve the motion.

Commissioner Moore:

Mr. Starr, would you mind explaining briefly to what extent the Board of Supervisors discussed Treasure Island. I mean we deliberated very intensely on it and the –

Aaron Starr, Manager of Legislative Affairs:

Discussed the, I'm sorry –

Commissioner Moore:

The Treasure Island

Aaron Starr, Manager of Legislative Affairs:

They usually don't discuss that things very much at the Full Board on first read but I can review the Land Use Committee's chair and see if they have more comments.

Commissioner Moore:

It would be interesting because we really wanted to learn for the COP. Something which we, at least speaking for myself, a completely unfamiliar with and wondering if they had any discussion about that that I would personally be interested to learn if there were discussions so [inaudible].

Aaron Starr, Manager of Legislative Affairs:

Sure. Like I said, most discussions tend to happen at the Land Use Committee but I can check back with the planner to see what happened with that.

Rich Hillis, Planning Director:

And I think this even went to Budget and Finance Committee as well as Land Use.

Aaron Starr, Manager of Legislative Affairs:

Oh, okay.

Rich Hillis, Planning Director:

So, there were two hearings that the board had and I know was discussed extensively at both.

Commissioner Moore:

If you wouldn't mind giving us next time or whenever it's appropriate. If we have some way of where that is going.

Rich Hillis, Planning Director:

Sure.

Aaron Starr, Manager of Legislative Affairs:

I'm gone for a month so you'll have to, but I'll find someone else.

Commissioner Moore:

Thanks.

Corey Teague – Zoning Administrator:

Good afternoon, President Diamond, Commissioners, Corey Teague, Zoning Administrator. The Board of Appeals met last week but did not take up any items of interest to the Planning Commission and they did not meet last night, and they'll meet again on May 8th. Thank you.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – How can existing housing in PEGs be protected and preserved so as not to have projects like two 2014 examples in 4/23 email? Codify Residential Flat Policy, preserve flats in their original location within a structure and in their original configuration. This is Action 8.3.2, identified with a "short" timeline another way is to adjust Calcs. "Constraints Reduction" specifically talks about "planning processes". Current values of Calcs are "planning processes" that can lead to speculative development that does not "...prevent the potential displacement and adverse racial and social equity impacts..." Sales history of examples in 4/23 email....these price increases mirror increased housing costs of past decade per "Constraints Reduction" Findings. Beyond adjusting Calcs to make more stringent, consistent and accurate review of Demo Calcs by Staff and Commission is necessary as two examples in email show. 2014-style projects using Calcs loophole should not happen in 2024 PEGs.
Tom – Rezoning near Geary and Masonic

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.

17. [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 2024 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
 = Rich Hillis – Response to comments and questions
 = Lily Langlois – Response to comments and questions
ACTION: Reviewed and Commented

7. [2023-008256CUA](#) (G. GUNTHER: (628) 652-7607)
 261 BROAD STREET – south side between Orizaba Avenue and Capitol Avenue; Lots 038 & 039 in Assessor's Block 7114 (District 11) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 249.3, 303, and 317, to allow a lot merger of two lots, the demolition of an existing single-family dwelling, and new construction of a two-story over basement Residential Care Facility with 12 rooms for 24 residents within a RH-1 (Residential, House – One-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: = Gretel Gunther – Staff report
 + Jeremy Schaub – Project sponsor presentation
 + Tommy Lee – Response to comments and questions
 = Liz Watty – Response to comments and questions
 ACTION: After being pulled off of Consent; Approved with Conditions as amended to include:
 Additional staff review for landscaping and basement rooms are not intended for sleeping purposes.
 AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
 ABSENT: None
 MOTION: [21550](#)

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by the project sponsor team; followed by public comment. 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.

- 19a. [2023-008570DRP-02](#) (D. WINSLOW: (628) 652-7335)
 1256 HOWARD STREET – northwest side between 8th and 9th Streets; Lot 018 in Assessor's Block 3728 (District 6) – Request for **Discretionary Review** of Planning Application No. 2023-008570VAR to convert the second story commercial floor space of a two-story commercial building to four dwelling units with a deck in the rear within a RED-MX (Residential Enclave- Mixed) Zoning District, Western SoMa SUD (Special Use District), a Priority Equity Geographies SUD (Special Use District), and 45-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
 - Nicole Radov – DR 1 presentation
 - Feras Kayyali – DR 2 presentation
 + Justin Zucker – Project sponsor presentation
 = Corey Teague – Response to comments and questions
 ACTION: Took DR and Approved a three-unit configuration with three separate open space decks, with a six-foot privacy wall that directly faces a bedroom.
 AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
 ABSENT: None
 DRA: [855](#)

- 19b. [2023-008570VAR](#) (E. MAU: (628) 652-7583)
1256 HOWARD STREET – northwest side between 8th and 9th Streets; Lot 018 in Assessor’s Block 3728 (District 6) – Request for **Variance** from rear yard, open space, and dwelling unit exposure requirements of Planning Code Sections 134, 135(g)(1), and 140. The proposal is to convert the second story commercial floor space to four dwelling units with a deck in the rear within a RED-MX (Residential Enclave- Mixed) Zoning District, Western SoMa SUD (Special Use District), a Priority Equity Geographies SUD (Special Use District), and 45-X Height and Bulk District.

SPEAKERS: Same as item 19a.
ACTION: ZA closed the PH; and took it under advisement.

ADJOURNMENT 2:53 PM

ADOPTED MAY 9, 2024