

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 1, 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 1:02 PM

STAFF IN ATTENDANCE: Veronica Flores, Aaron Starr, Tania Sheyner, Matt Dito, Corey Teague – Zoning Administrator, 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. 2018-009733CUA (A. WESTHOFF: (628) 652-7314)
290 SAN BRUNO AVENUE – west side between 15th and 16th Streets; Lot 001 in Assessor's Block 3933 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 210.3 and 303 to establish parcel delivery services on the subject property.

The project includes the demolition of the smaller building on the lot's southeast corner, parking lot improvements, seasonal use of the parking lot for parcel delivery services during November and December months, and establishment of parcel delivery services use at the larger building at the northern portion of the lot within a PDR-1-D (Production, Distribution & Repair – 1 - Design) 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 Continuance to June 15, 2023)

SPEAKERS: None
 ACTION: Continued to June 16, 2023
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 ABSENT: Ruiz

12. [2022-007953DRP](#) (D. WINSLOW: (628) 652-7335)
222 JERSEY STREET – north side between Sanchez and Noe Streets; Lot 008 in Assessor's Block 6508 (District 8) – Request for **Discretionary Review** of Building Permit No. 2021.1202.3552 to construct a vertical addition and horizontal rear addition to a two-unit, three-story 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
WITHDRAWN

SPEAKERS: Georgia Schuttish - Residential Flat Policy
 ACTION: Withdrawn

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. [2023-001114CUA](#) (A. LINDSAY: (628) 652-7360)
3998 18TH STREET – northeast corner of Noe Street; Lot 29A in Assessor's Block 3581 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303, 303.1, and 715 to establish an approximately 1,359 square foot Formula Retail Specialty Grocery Use (d.b.a Muuu Meat) in vacant ground floor tenant space in a three-story mixed-use building. The subject property is located within the Castro Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. The tenant space was previously occupied by Formula Retail General Grocery (7-11). 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: [21326](#)

C. COMMISSION MATTERS

4. 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.

5. Commission Comments/Questions

None.

D. DEPARTMENT MATTERS

6. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners. Just want to mention, if you didn't see it in the papers, Sarah Dennis Phillips, who was with the Planning Department and then with Economic Development, and you've seen her here representing Tishman in projects they have in the city, has rejoined the City as the head of Economic Development. So, we're excited to have her back in the City and I'm sure she'll be here to talk with us about efforts, especially Downtown, which I know will be one of her priorities leading the Department. So, just wanted to make you aware of that. The mayor also introduced our budget yesterday and we will have hearings at the board starting the week of the 12th. They'll look at the budget for those next two weeks and then adopt it by the end of the month. So, we'll keep you posted on any changes to our budget. Thanks.

President Tanner:

Great. That did remind me of just one thing I wanted to say, which is to complement the staff and all those who participated in the advisory services panel. Did I get that right?

Rich Hillis, Planning Director:

Yes, the ULI.

President Tanner:

Yes, the ULI advisory Services panel. Myself, Commissioner Diamond, and Vice President Moore got to go to the presentation. It was fantastic, superb. So, I really am looking forward to finalizing the report. And I know we won't have all of the guest speakers here, but some of them I think hopefully can join us remotely. It was just really top notch and I think exciting for me was that half of the panelists were local folks. So, they're gonna be able to keep that knowledge and understanding that they gain from partners from Philadelphia, Los Angeles, we had Manhattan and Detroit, other cities I think Seattle maybe was in there as well...

Commissioner Moore:

New Orleans.

President Tanner:

And New Orleans and folks that worked in multiple cities. So, they may, bringing knowledge from cities they'd worked in even though they may be working in a specific city at this point in their career. So, it's really fantastic and very much looking forward to having that shared more broadly, not only with the Commission, but hopefully all those who were interviewed and helped to participate in those recommendations.

Rich Hillis, Planning Director:

Yeah, just to follow up, the report's due in August, but hopefully we can have a hearing on their recommendations even prior to that.

President Tanner:

Yeah, that would be fantastic.

Rich Hillis, Planning Director:

Yeah.

Commissioner Moore:

The eloquence of the panelist was so amazing that I would like to see that the Commission, as well as a Board of Supervisors, see the video reporting of those comments. There's hardly any way to transcribe or replicate of how these speakers, how these people spoke and the depths of knowledge they have brought to the table. That is almost impossible to capture and I would everybody love to see it and have a full stand witness of that.

Rich Hillis, Planning Director:

Yeah, absolutely.

Commissioner Moore:

Thank you.

President Tanner:

Definitely second that. Thank you very much.

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

Jonas P. Ionin, Commissions Secretary:

There are no reports for any of these bodies. However, I will note that Robert Vergara was confirmed and sworn in to replace Commissioner Johns on the Historic Preservation Commission. And so his first hearing maybe the Joint next week.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Eileen Boken – Survey results, housing element
Corey Smith – Housing Element, planning process
Georgia Schuttish – Unlike the info on the Sanchez Street project sent for the May 25th General Public Comment, a project that should have been demolished, not approved as an alteration creating a Monster Home, the info on the Chavez Street project sent for today's General Public Comment was about a sound building that could have been preserved and densified without being demolished. It had a tradesman's entranced which could have allowed for a second unit on the garage level. There is a huge amount of existing, sound housing like this...some which already may have a UDU...with egress that would allow a livable, viable second unit. Both projects had screwy, illogical demo Calcs. As I wrote in the emails both projects are on the market again. There are many opportunities to add a unit, to increase density in existing, should housing without Demolition. And adjusting the Demo Calcs could incentivize that.
Ozzie Rohm – Displacements of tenants, demolition of multi units
Francisco DaCosta – Housing Element, Muwekma Ohlone tribe

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.

8. [2023-000413PCAMAP](#) (V. FLORES: (628) 652-7525)
FAMILY HOUSING OPPORTUNITY SPECIAL USE DISTRICT; DESIGN CONTROLS AND REVIEW PROCEDURES [BF 230026] – **Planning Code and Zoning Map Amendments** – Ordinance, sponsored by Supervisor Melgar, to amend 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize up to four units on individual lots, up to twelve units on merged lots in RH-1 Districts, and Group Housing in RH-1 Districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard setback requirements, conditional use authorizations, and neighborhood notification requirements; 4) the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be

subject to the rent increase limitations of the Rent Ordinance; 6) the Zoning Map to show the Family Housing Opportunity Special Use District (SUD); and affirming the Planning Department's determination under the California Environmental Quality Act, and making 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 with Modifications

(Continued from Regular hearing on May 25, 2023)

SPEAKERS: + Supervisor Melgar – Introduction to the ordinance
 + Supervisor Engardio – Proposed amendments to the ordinance
 = Veronica Flores – Staff report
 - Georgia Schuttish – See May 31st Schuttish email/pdf to Commission and Staff. Issues raised in pdf on Safai four-plex Ordinance apply to this new Ordinance. For example: Planning Department's over "cashing out" as discussed on page 14 of Executive Summary on SB9 dated October 21, 2021 and what this could mean for people of color and low-income owners. This concern applies to this proposed Ordinance. Other issues: No Noticing/No Appeal: No recourse to protect neighbors' foundations during Demolition. Ownership requirement of one year not enough to protect from speculative development. Staff Report Recommendation eliminating this requirement will guarantee speculative by developers. **Sound housing should not be demolished.** Housing in the Avenues vulnerable. High-end neighborhoods not. (i.e Balboa Terrace/St. Francis Wood/Ingleside Terrace, etc) Review/Hearings on Breed/Melgar proposed Ordinance to build housing on commercial/transit corridors per SF Chronicle 5/23/2023 should precede SUD Ordinance.
 + Corey Smith – Fees and costs, scalable housing solution
 - Ozzie Rohm – Rent controlled multi units, UDU
 - George Wooding – Affordable housing
 - Speaker – Full of developer giveaways
 - Speaker – Increase displacement, no plan for affordable housing
 - Lorraine Petty – Not ready, tenant protection
 - Katherine Howard – Loss of outdoor open space
 - Ericka – Affordable housing
 = Rich Hillis – Response to comments and questions
 = Liz Watty – Response to comments and questions
 ACTION: Approved with Staff Modifications 1, 2, 5, 6, 7 and 8, only.
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 ABSENT: Ruiz
 RESOLUTION: [21327](#)

9. [2023-003753PCA](#) (A. MERLONE: (628) 652-7534)
BUILDING, PLANNING CODES – EXISTING AWNING AMNESTY PROGRAM [BF 230447] – Planning Code Amendment – Ordinance, introduced by the Mayor and co-sponsored by Supervisor Peskin, amending the Building and Planning Codes to create a temporary amnesty program for unpermitted awnings that streamlines the application process to legalize awnings, waives applicable fees, and confers legal nonconforming status for awnings that do not comply with the Planning Code; 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: + Katy Tang, Office of Small Business – Introduction to ordinance
 = Aaron Starr – Staff report
 + Patrick Hannan – Response to comments and questions, concerns to recommendations E & F
 ACTION: Approved with Staff Modifications
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 ABSENT: Ruiz
 RESOLUTION: [21328](#)

10. [2020-004398ENV](#) (T. SHEYNER: (628) 652-7578)
SAN FRANCISCO INTERNATIONAL AIRPORT'S SHORELINE PROTECTION PROGRAM – Certification of the Final Environmental Impact Report (EIR) San Francisco International Airport is proposing the Shoreline Protection Program, which would install a new shoreline protection system around the Airport that would comply with current Federal Emergency Management Administration requirements for flood protection against a 100-year flood and would incorporate protection against future sea-level rise. The proposed project would remove the existing shoreline protection features and construct a new shoreline protection system comprised of a combination of reinforced concrete and steel sheet pile walls. These structures would vary from one reach (a segment of shoreline) to another, depending on the existing site characteristics, and would range in height from about four feet to about 14 feet above the existing or newly graded ground surface, given that the elevation and slope of the ground varies for each reach.
Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on October 17, 2022. Public comment will be received when the item is called during the hearing. However, comments submitted will not be included in the Final EIR.
Preliminary Recommendation: Certify

SPEAKERS: = Tania Sheyner – Staff report
 - Ann Schneider – Impacts to Millbrae
 - Speaker – Work with the community
 - Francisco DaCosta – Land issues, quality of life issues
 ACTION: Certified
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 ABSENT: Ruiz
 MOTION: [21329](#)

- 11a. [2018-011365DNX](#) (M. DITO: (628) 652-7358)
420 SUTTER STREET – north side between Stockton and Powell Streets; Lot 005A in Assessor's Block 0285 (District 3) – Request for **Downtown Project Authorization**, pursuant to Planning Code Section 309, to demolish an existing two-story commercial building and construct a 12-story Hotel use that exceeds 50,000 square feet and 75 feet in height, and to grant an exception to the 1) wind current reduction requirements of Planning Code Section 148; and 2) height limits in an 80-130-F Height and Bulk District. The subject

property is located within a C-3-R (Downtown – Retail) Zoning District and 80-130-F 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: = Matt Dito – Staff report
 + Michael Stanton – Project sponsor presentation
 - Cris French – SF Heritage feedback was not included in the design
 + Speaker – Union labor
 + Cynthia Gomez – Union agreement
 + Melanie Medina – Restaurants, return of tourists to SF
 = Liz Watty – Response to comments and questions =
 Corey Teague – Comments on zoning
 = Rich Hillis – Response to comments and questions

ACTION: Approved with Conditions
 AYES: Braun, Diamond, Koppel, Tanner
 NAYS: Imperial, Moore
 ABSENT: Ruiz
 MOTION: [21330](#)

- 11b. [2018-011365CUA](#) (M. DITO: (628) 652-7358)
420 SUTTER STREET – north side between Stockton and Powell Streets; Lot 005A in Assessor’s Block 0285 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 145.4, 210.2 and 303, to demolish an existing two-story commercial building and construct a 12-story Hotel use. The Project requires Conditional Use Authorization to establish a new Hotel use and modify the active ground floor use requirement. The subject property is located within a C-3-R (Downtown – Retail) Zoning District and 80-130-F Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 11a.
 ACTION: Approved with Conditions
 AYES: Braun, Diamond, Koppel, Tanner
 NAYS: Imperial, Moore
 ABSENT: Ruiz
 MOTION: [21331](#)

- 11c. [2018-011365VAR](#) (M. DITO: (628) 652-7358)
420 SUTTER STREET – north side of between Stockton and Powell Streets; Lot 005A in Assessor’s Block 0285 (District 3) – Request for Zoning Administrator consideration of a **Variance** request from the bicycle parking location standards of Planning Code Section 155.1(b). The subject property is located within a C-3-R (Downtown – Retail) Zoning District and 80-130-F Height and Bulk District.

SPEAKERS: Same as item 11a.
 ACTION: ZA Closed the PH and indicated an intent to Grant

2. [2022-005817CUA](#) (M. DITO: (628) 652-7358)
1550 MISSION STREET – northwest corner of 11th Street; Lot 012 in Assessor's Block 3506 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 210.2 and 303 to classify 40 dwelling units 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(s) proposed for ILO classification will remain dwelling units. The following units are proposed as ILOs: 217, 218, 305, 313, 325, 329, 414, 415, 431, 515, 524, 613, 615, 623, 625, 711, 713, 715, 723, 725, 813, 825, 911, 913, 925, 1206, 1208, 2009, 2310, 2509, 2809, 3012, 3112, 3210, 3501, 3504, 3509, 3510, 3901, and 3910. The subject property is located within a C-3-G (Downtown – General) Zoning District and 85-X, 130/240-R-3, and 130/400-R-3 Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Matt Dito – Staff report
+ Erik Starr – Project sponsor presentation
- Sue Hestor – Request to pull off Consent, PIM points to 49 SVN therefore unable to get history on 1550 Mission's

ACTION: Approved with Conditions

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

ABSENT: Ruiz

MOTION: [21332](#)

ADJOURNMENT 5:00 PM
ADOPTED JUNE 15, 2023