

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 17, 2022
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Tanner, Moore, Braun, Diamond, Imperial, Koppel, Ruiz
COMMISSIONERS ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT TANNER AT 1:04 PM

STAFF IN ATTENDANCE: Aaron Starr, Shelley Caltagirone, Malena Leon-Farrera, James Pappas, Alana Callagy, Lisa Gibson, Wade Wietgreffe, Allison Vanderslice, Debra Dwyer, Maia Small, Liz White, Miriam Chion, Patrick Race, Xinyu Liang, David Winslow, 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. 2022-009366PCA (A. MERLONE: (628) 652-7534)
PENALTIES FOR CODE ENFORCEMENT [Board File 220878] - Planning, Building Codes Amendment – An ordinance, introduced by Supervisor Ronen, amending the Planning and Building Codes to increase fines and penalties for violations of Planning and Building Code

provisions; clarify that violations affecting more than one unit in a building constitute multiple violations for purposes of assessing penalties; adding factors to consider in determining the appropriate amount of civil penalties; establishing penalties for residential units merged, constructed, or divided without required permits or approvals; establishing penalties for violations involving illegal demolition and enhancement of penalty amounts for certain buildings by age or historic status; providing additional notices for Responsible Parties; 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

(Proposed for Continuance to January 5, 2023)

SPEAKERS: None

ACTION: Continued to January 5, 2023

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

2. 2022-001764CUA (C. FEENEY: (628) 652-7313)
434 CORTLAND STREET – south side between Andover and Wool Streets; Lot 031 in Assessor's Block 5678 (District 11) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317, and 738 to demolish a one-story, mixed-use building with a retail storefront and one dwelling unit and construct a three-story, 6,245 square foot, four-unit residential building with a ground floor retail storefront and roof decks within the Cortland Avenue NCD (Neighborhood Commercial District) Zoning District and the 40-X Height and Bulk Districts. The Planning Department found that the project is exempt from the California Environmental Quality Act. 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 January 5, 2023)

SPEAKERS: None

ACTION: Continued to January 5, 2023

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

3. 2016-011827ENX (X. LIANG: (628) 652-7316)
1500 15TH STREET – northwest corner of South Van Ness Avenue; Lots 016 and 018 in Assessor's Block 3548 (District 9) – Request for **Large Project Authorization**, pursuant to Planning Code (PC) Sections 329 and 843, to permit a project greater than 25,000 square feet of floor area and 75 feet in height within a UMU (Urban Mixed Use) Zoning District and 58-X Height and Bulk District, to construct an eleven-story, 120-foot tall, 72,289 square foot, mixed-use building with approximately 2,871 square feet of ground-floor commercial uses, 189 residential group housing units (189 beds), and 64 Class 1 and 6 Class 2 bicycle parking spaces, under the Individually Requested State Density Bonus Program (PC Section 206.6 and California Government Code Section 65915). The Project seeks waivers from development standards for Rear Yard (PC Section 134) and Building Height (PC Section 260) to achieve a 50% density bonus, and a concession or incentive for Open Space (Section 135) to reduce housing costs. The Planning Department issued a Community 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

(Proposed for Continuance to January 26, 2023)

SPEAKERS: None

ACTION: Continued to January 26, 2023

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

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

5. [2022-008002CUA](#) (R. SALGADO: (628) 652-7332)
939 POST STREET – south side between Hyde and Larkin Streets; Lot 025 in Assessor's Block 0302 (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3 and 303 to construct a health spa (d.b.a. "Alchemy Springs") at the basement level of the existing commercial building, located within a RC-4 (Residential-Commercial, High Density) Zoning District and 80-T height and bulk district. Approximately 2,706 square feet of the new health spa use will be located inside the 5,750-square-foot basement level of the existing building and is considered a principally permitted Personal Services retail sales and service use. The 2,455-square-foot outdoor portion of the project would encompass the entire rear yard and is classified as an Outdoor Activity Area, which requires a conditional use authorization when not located at the front of the lot within a RC-4 zoning 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. 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, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner

MOTION: [21201](#)

6. [2022-009347CUA](#) (C. FEENEY: (628) 652-7313)
2567 MISSION STREET – east side between 21st and 22nd Streets; Lot 079 in Assessor's Block 3615 (District 8) – Request for Conditional Use Authorization pursuant to Planning Code Sections 121.2, 303, and 754, to allow an 8,789 square foot Social Service or Philanthropic Facility use (d.b.a. Hamilton Families) on the first and second floors of the existing building within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X and 65-B Height and Bulk Districts. The Planning Department found that the project is exempt from the California Environmental Quality Act 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, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
MOTION: [21202](#)

C. COMMISSION MATTERS

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.

And again I will be working inviting each of you to take a turn sharing our land acknowledgment and we can set up maybe some kind of schedule or something as we will do that and you will see this also listed an item on our agenda under our Commission Matters. So, something that we're adjusting and making more regular. The other thing that I will add is we had an election last week. We had some final votes counted yesterday and just want to thank our election workers and election officials and everyone who volunteered or participated and voted and had our election process go smoothly, and I know there are winners, there are folks who didn't win their races or propositions that folks cared passionately about on all sides. But again, just good to see democracy at work here in San Francisco and again thanks to all the election workers who help make it happen.

7. Consideration of Adoption:
 - [Draft Minutes for November 3, 2022](#)

SPEAKERS: None
ACTION: Adopted
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner

8. Commission Comments/Questions

None.

9. [2021-009977CRV](#) – **Remote Hearings** – Consideration of action to allow teleconferenced meetings and adopting findings under California government code section 54953(e) to allow remote meetings during the COVID-19 emergency; continue remote meetings for the next 30 days; direct the Commission Secretary to schedule a similar resolution [motion] at a commission meeting within 30 days.

SPEAKERS: None
ACTION: Adopted
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
RESOLUTION: [21203](#)

D. DEPARTMENT MATTERS

10. Director's Announcements

None.

11. 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

This week the Planning Commission considered an ordinance introduced by Supervisor Safai that would allow long-term parking of and overnight camping in vehicles on parcels designated and authorized for use as Vehicle Triage Centers (VTC) or Safe Parking Program sites.

The Ordinance also makes minor amendments related to Cannabis Retail deadlines.

You heard this item on July 21st and unanimously recommend approval.

At the land use hearing, Supervisor Melgar inquired about how many applications were left in the pipeline and how long these applications would take to review. The Supervisor also expressed concern that they've heard this before. The Office of Cannabis clarified there are 35 applications left in the queue and that it has taken longer to review these applications than anticipated. The Office of Cannabis clarified that they only recently cleared the backlog of equity applications and now able to focus on these 35. They hope to complete review of these by the time the legislation takes effect.

There were no public comments and the committee moved it to the Full Board with positive recommendation.

Full Board

At the Full Board this week, the Board held a committee of the whole on the Housing Element Update. This was only a hearing, and no action was proposed.

The presentation was led by Director Hillis and Miriam Chion, with other staff available to respond to comments and questions. The Supervisors used the opportunity to provide input on the draft and express frustration with the process.

Supervisors Mandelman, Peskin, Preston, Chan, and Walton expressed frustration that the proposed mandate to build more affordable housing did not also come with additional money to help the city meet that goal.

Supervisor Melgar commented that she agreed with the plan's focus on the west side but was concerned that the city lacks the builders to create enough affordable units to meet the mandate, even if there was money to do it. She noted that her district has not produced any affordable units in the last decade.

Supervisor Stefani commented that the city needed to remove process as well as relax zoning rules, otherwise development will still get bogged down in process.

Supervisor Walton also expressed some skepticism that housing development would shift to other well-resourced areas of the city, and that his district and the eastern side of the city would still see the bulk of new housing construction.

Public comment was long and passionate. The hearing lasted about 4 hours before it was closed.

That's concludes my remarks.

Corey Teague, Zoning Administrator:

Commissioners, the Board of Appeals did meet last night. They unanimously upheld one permit that had been approved over the counter but otherwise didn't consider any items of interest to the Commission.

Jonas P. Ionin, Commission Secretary:

The Historic Preservation Commission met yesterday, and they adopted Recommendations for Approval for a number of Legacy Business Registry applications, the Peking Restaurant on Noriega, the Canton Bazaar on Grant Avenue, the Chinatown Kite Shop on Grant Avenue, the Artisans of San Francisco on Irving Street, the Mary Elizabeth Inn on Bush Street, and Life on Haight Street. After being pulled off of Consent, they also took up the matter of Harvey Milk Plaza and the relocation of two of the Path of Gold light standards. We received mostly comment in favor and they ultimately approved the minor relocation.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Remote Hearings

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.

- 4a. [2021-001922CUA](#) (M. WOODS: (628) 652-7350)
3150 CALIFORNIA STREET – north side between Presidio Avenue and Lyon Street; Lot 013 in Assessor's Block 1022 (District 2); Other project addresses include: 3065 Jackson Street

and 3150 Washington Street (Lot 034 in Assessor's Block 0982), 3185 Washington Street (Lot 026 in Assessor's Block 0999), and 3220 Sacramento Street (Lot 008 in Assessor's Block 1007) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 121.2, 303, and 711, to allow the construction of an educational institutional building ("San Francisco University High School"), 40 feet tall, three-story over basement, and approximately 46,300 gross square feet, to allow a development lot size over 10,000 square feet, to allow a use size over 4,000 square feet, and to modify previous Commission authorization (Motion No. 19066) to increase the total campus enrollment from 410 to 550 students throughout the existing four buildings and the subject property. The subject property related to the new construction is located within a NC-2 (Neighborhood Commercial, Small-Scale) Zoning District and 40-X Height and Bulk District. The Planning Department issued a preliminary mitigated negative declaration 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

Note: On November 10, 2022, after hearing and closing public comment, continued to November 17, 2022, by a vote of +6 -1 with Koppel voting against.

SPEAKERS: Donald Piombo – Request to pull item off consent
 = Mary Woods – Staff report
 + Tara Sullivan – Project sponsor report
 - Donald Piombo – Increase of students
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
 MOTION: [21204](#)

- 4b. [2021-001922VAR](#) (M. WOODS: (628) 652-7350)
3150 CALIFORNIA STREET – north side between Presidio Avenue and Lyon Street; Lot 013 in Assessor's Block 1022 (District 2) – Request for **Variances** to address the Planning Code requirements for Rear Yard [PC 134] and Class 2 Bicycle Parking [PC 155.1], for the proposed project involving new construction of a three-story over basement building approximately 40 feet in height, 46,300 gross square feet in size, increasing the total campus enrollment from 410 to 550 students throughout the existing four SFUHS buildings and the subject property. The project would provide minimally 44 Class 1 bicycle parking spaces, and two Class 2 bicycle parking spaces within a NC-2 (Neighborhood Commercial, Small-Scale) Zoning District, and 40-X Height and Bulk District.
Note: On November 10, 2022, after hearing and closing public comment, Zoning Administrator continued to November 17, 2022.

SPEAKERS: Same as item 4a.
 ACTION: ZA Closed the PH and indicated an intent to Grant

12. [2022-003902PCA](#) (A. STARR: (628) 652-7533)
NEIGHBORHOOD COMMERCIAL AND MIXED-USE ZONING DISTRICTS [BOARD FILE 220340] - **Planning Code Amendment** - An ordinance, introduced by Supervisor Dorsey, amending the Planning Code to update and reorganize Neighborhood Commercial and Mixed Use Zoning District controls, including, among other things, to 1) permit Accessory Arts Activities, and production, wholesaling, and processing of goods and commodities, to

occupy more than one-third of total space in Commercial (C), Downtown Residential (DTR), Eastern Neighborhoods Mixed Use, Mission Bay, and Residential-Commercial (RC) districts; 2) principally permit Arts Activities, Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the Folsom Street NCT (Neighborhood Commercial Transit), SoMa NCT, Regional Commercial, and certain Eastern Neighborhoods Mixed Use districts, and in historic and nonconforming commercial buildings in Residential Enclave districts; 3) principally permit General Entertainment and Nighttime Entertainment uses in the Folsom Street NCT district; 4) principally permit Bar uses on the second floor in the Folsom Street NCT and Regional Commercial districts; 5) principally permit Nighttime Entertainment uses in the Regional Commercial and Western SoMa Mixed Use - General (WMUG) districts; 6) principally permit Nighttime Entertainment in the Mixed Use - General (MUG) and WMUG Districts; 7) principally permit Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the SoMa NCT District and certain Eastern Neighborhoods Districts; 8) require that large developments in South of Market Mixed use districts which contain commercial spaces provide a mix of commercial space sizes; 9) require that all Nighttime Entertainment uses comply with the Entertainment Commission's good neighbor policies; and 10) remove certain limitations on location for Nighttime Entertainment and Animal Services uses in the Western SoMa Special Use District; and adopting environmental findings, findings of public necessity, convenience, and welfare 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 with Modifications

(Continued from a Regular hearing on October 6, 2022)

SPEAKERS: = Aaron Starr – Staff presentation
 + Madison Tam, Legislative Aide to Sup Dorsey – Ordinance introduction
 + David Woo – Hold off changes until there are more community process, Youth and Family SUD
 + Kaitlin O'Neal – Nightlife industry in SOMA
 + Bob Goldfarb – Nightlife and entertainment LGBTQ establishments
 + Tom Radulovich – Buffer district, good neighbor policies
 + Amy – Will help businesses
 + Ben Bleiman – Drive the recovery to the area
 + David Hyman – Very important and overdue

ACTION: Approved with Modifications

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

RESOLUTION: [21205](#)

13. [2019-016230ENV](#) (A. CALLAGY: (628) 652-7540)
HOUSING ELEMENT 2022 UPDATE – Certification of the Final Environmental Impact Report (EIR). The proposed project is the Housing Element 2022 Update for the San Francisco General Plan. The Housing Element Update consists of goals, policies, and actions to address existing and future housing needs, including the regional housing targets allocated to San Francisco for the 2023–2031 cycle. The Housing Element Update would also include policies designed to improve housing affordability and advance racial and social equity. The proposed policies and actions would guide development patterns and the allocation of resources to San Francisco neighborhoods. In general, the proposed Housing Element Update would shift an increased share of the city's future housing

growth to transit corridors and low-density residential districts, including but not limited to within well-resourced areas. Well-resourced areas are the high- and highest-resource areas (neighborhoods) identified by the State of California as providing strong economic, health, and educational outcomes for its residents. The Housing Element Update does not include specific changes to existing land use controls (e.g., zoning) or any physical development (e.g., construction of housing or infrastructure). Future implementation of the proposed housing element update, if adopted, would lead to such actions as necessary to implement the proposed goals, policies, and actions and may also include the designation of housing sustainability districts to streamline review and approval of residential and mixed-use residential development. **Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on July 12, 2022. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.**

Preliminary Recommendation: Certify the Final EIR

- SPEAKERS:
- = Rich Hillis – Staff introduction
 - = Shelley Caltagirone – Staff presentation
 - = Malena Leon-Farrera – Staff presentation
 - = James Pappas – Staff presentation
 - = Alana Callagy – Staff presentation
 - = Lisa Gibson – Staff presentation
 - + Diane Wesley Smith – Represent black community, speak to everyone
 - + Debra Scales Reed – Want to know where the handouts are
 - Milo Trauss – Not realistic, not committing to changes
 - + Laurie Yamauchi – Affordable housing in Japantown, changes to height limits and density increases
 - Eileen Boken – SB 35 penalties loss of local control
 - + Glynis Nakahara – Japantown
 - Joseph Smith – Concerns, rent organizations
 - Anastasia Yovanopoulos – Environmental concerns, does not prioritize affordable housing
 - + Jake Price – RHNA target, downtown revitalization
 - Cheryl Thornton – Affordable housing, adopt peoples plan
 - Robert Fruchtmann – Violations, no safeguards
 - Peter Papadopoulos – Make equity adjustments, prioritize affordable housing, strengthen equity framework, AB 2011
 - = Georgia Schuttish – CatEx change
 - Steve Marzo – Meet specific goals laid out by the state
 - Jonathan – Will be rejected, make housing project feasible
 - Speaker – Challenge, need a solid back up plan
 - Jessica Apollo – Make a compliant housing element
 - Lorraine Petty – Production of affordable housing, community oppositions
 - = Mitch Mankin – Transit and affordable housing, land banking
 - Speaker – Affordable housing, put the community first
 - Martin Munoz – People’s plan
 - Kevin Burke – Denying projects
 - Anne Christy – Economic challenges, stronger actions required
 - Sue Hestor – Affordable housing requirements

- = Wade Wietgreffe - Response to comments and questions
- = Allison Vanderslice – Response to comments and questions
- = Debra Dwyer - Response to comments and questions
- = Maia Small - Response to comments and questions
- = Liz White - Response to comments and questions
- = Eric Shaw, MOHCD – Response to comments and questions
- = Miriam Chion - Response to comments and questions
- = Rich Hillis - Response to comments and questions

ACTION: Certified

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

RECUSED: Ruiz

RESOLUTION: [21206](#)

14. [2019-016230GPA](#) (J. PAPPAS: (628) 652-7470)
HOUSING ELEMENT 2022 UPDATE – Consideration of a Resolution to **Initiate** amendments to the San Francisco General Plan – Pursuant to San Francisco Charter Section 4.105, Planning Code Section 340(c) and Section 306.3, the Planning Commission may consider adopting a Resolution to Initiate amendments to the General Plan, including adoption the Housing Element 2022 Update and conforming amendments to the Air Quality, Commerce & Industry, Environmental Protection, and Urban Design Elements, and schedule a public hearing to consider adopting the proposed General Plan amendments. This initiation hearing is to consider when the adoption hearing will be held. If the Planning Commission passes the initiation resolution, the Commission will consider the content at the adoption hearing date of their choosing. The Department staff propose the adoption hearing to be scheduled on or after December 15, 2022.
Preliminary Recommendation: Adopt a Resolution to Initiate

SPEAKERS: Same as item 13.

ACTION: Initiated

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

RECUSED: Ruiz

RESOLUTION: [21207](#)

15. 2019-014485CWP (P. RACE: (628) 652-7461)
STONESTOWN DEVELOPMENT – **Informational Presentation** on the Stonestown Development Project, located immediately northeast of San Francisco State, bounded roughly by 19th Ave to the east, Buckingham Way to the south and west, Rolph Nichol Park and Eucalyptus Drive to the north (Block and Lots: 7295/004, 006, 007, 035, 037, 038; 7296/005, 006, 007, 008, 009, 010), within the RH-1 (Residential-House, One Family) and C-2 (Community Business) Zoning Districts and 40-X and 65-D Height and Bulk Districts. The Project is a proposed mixed-use, multi-phased master-planned development that will include housing, parks and plazas, retail, community amenity space, office, commercial, and structured parking. The 40.9-acre privately-owned site is comprised of the Stonestown Galleria shopping center which will remain a part of the future development with minor modifications and upgrades. Brookfield Properties has led a 3-year outreach and visioning process and proposes to enter into a Development Agreement with the City. The proposed project would include amendments to the General Plan and Planning Code.
Preliminary Recommendation: None – Informational

SPEAKERS: = Patrick Race – Staff presentation
 + Ted Conrad – OEWD presentation
 + Courtney Pash – Project sponsor presentation
 + Laura Cresimano – Project Sponsor presentation
 - Eileen Boken -Density and traffic congestion
 + Jake Price – Supportive of increased density
 + Speaker – Need more housing
 = Rich Hillis – Response to comments and questions
 = Liz Watty - Response to comments and questions
 ACTION: Reviewed and Commented

16. [2020-006131CUA](#) (X. LIANG: (628) 652-7316)
5272-5280 3RD STREET – west side of 03rd Street between Thornton and Williams Avenues; Lots 014 and 015 in Assessor's Block 5411 (District 10) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 317, and 737 to demolish a mixed-use building containing one ground floor commercial space and one residential unit above, and to construct a five-story, 52-foot tall building containing one ground-floor commercial space and 12 residential units under the Individually Requested State Density Bonus Program pursuant to Planning Code Section 206.6 and California Government Code Section 65915. The project seeks a waiver from development standards for height, Planning Code Section 250, pursuant to State Density Bonus Law. The project also includes a lot merger of Block 5411, Lots 014 and 015 within the Bayview NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act. 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: = Xinyu Liang – Staff report
 + Cynthia Moten – Project sponsor presentation
 + Alfred – Design presentation
 - Zack Weisenberger – At least 2 affordable units
 - Speaker - Impacts to the community will be very high, gentrification
 - Speaker – Prioritize true affordable housing
 - Gloria Berry – Re-gentrifiers
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
 MOTION: [21208](#)

G. DISCRETIONARY REVIEW CALENDAR

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

17. [2022-005618DRP](#) (D. WINSLOW: (628) 652-7335)
[557 SANCHEZ STREET](#) – east side between 19th and Hancock Streets; Lot 035 in Assessor's Block 3585 (District 8) - Request for **Discretionary Review** of Building Permit no. 2022.0315.0019 for the construction of a rear deck to an existing single-family dwelling within a RH-3 (Residential-House, Three 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. 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
- Michael Hall – DR presentation
+ Speaker – Project sponsor presentation
- Jerry Bosha – DR rebuttal
ACTION: No DR
AYES: Braun, Ruiz, Diamond, Imperial, Moore, Tanner
ABSENT: Koppel
DRA: [803](#)

18. [2022-000080DRP-04](#) (D. WINSLOW: (628) 652-7335)
[65 RUSSELL STREET](#) – south side between Hyde and Eastman Streets; Lot 012 in Assessor's Block 0123 (District 3) - Request for **Discretionary Review** of Building Permit no. 2021 1215 4464 for the construction of a vertical and horizontal rear addition, and a new accessory dwelling unit at the basement of an existing single-family dwelling 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. 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 as Modified

SPEAKERS: None
ACTION: Withdrawn

H. GENERAL PUBLIC COMMENT

SPEAKERS: Kathleen Courtney – David Winslow and Charles Enchill's "heroic" work on 65 Russell

ADJOURNMENT 6:19 PM
ADOPTED DECEMBER 1, 2022