

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

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

**Thursday, October 10, 2024**  
**12:00 p.m.**  
**Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SO AT 12:01 PM

STAFF IN ATTENDANCE: Aaron Starr, Veronica Flores, Rogelio Baeza, Kalyani Agnihotri, Ella Samonsky, 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. 2024-007339PCA (A. STARR: (628) 652-7533)  
UNAUTHORIZED AND RENT-CONTROLLED DWELLING UNITS [BF 240803] – **Planning Code Amendment** – Ordinance amending the Planning Code to require the Planning Department to investigate the presence and number of Unauthorized Dwelling Units at properties subject to a Development Application; refer design professionals that fail to disclose the presence of Unauthorized Dwelling Units to any applicable licensing board or regulatory agency; post online whether a property is subject to a regulatory agreement subjecting any units on the property to the San Francisco Residential Rent Stabilization and Arbitration Ordinance; and

inspect properties prior to recommending approval of any loss of a Residential Unit or Unauthorized Dwelling Unit; 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.

**(Proposed for Continuance to October 17, 2024)**

SPEAKERS: None  
 ACTION: Continued to October 17, 2024  
 AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
 NAYS: None  
 ABSENT: Braun

2. [2019-022850CUA-02](#) (C. FEENEY: (628) 652-7313)  
1101-1123 SUTTER STREET – south side between Larkin and Polk Streets; Lots 001 and 019 in Assessor's Block 0692 (District 3) – Request to modify **Conditional Use Authorization** that was approved by the Planning Commission on March 24, 2022 through Motions No. 21091 and 21092 by 1) modifying the previously approved Conditional Use Authorization as a Pipeline Project, pursuant to Planning Code Section 415A, to reduce the On-Site Affordable Housing rate to 12% and the Affordable Housing Fee rate to 16.4%; 2) modifying the previously approved Conditional Use Authorization by extending the performance period; and 3) making Findings under the Individually Requested State Density Bonus Program (Sec. 206.6), pursuant to California Government Code Section 65915, to achieve a 64.67% density bonus, requesting seven waivers for rear yard (Sec. 134), residential open space (Sec. 135), above-grade parking setback (Sec. 145), off-street loading (Sec. 152), height (Sec. 260), narrow streets and alleys (Sec. 261.1), and bulk (Sec. 270); and two incentives/concessions for non-residential use size limits (Sec. 121.2) and restrictions of lot mergers (Sec. 121.7). The revised project proposes the demolition of a surface parking lot and an existing two-story commercial building at 1123 Sutter Street and construction of a new 22-story, 235-foot-tall building that will provide 303 rental dwelling units. On June 11, 2024, the Planning Department issued an addendum to the previously certified EIR that evaluates the potential environmental effects of the revised project compared to the impacts identified in the final EIR. The Project is within the Polk Street NCD (Neighborhood Commercial District), Priority Equity Geographies SUD (Special Use District), and 130-E and 65-A Height and Bulk Districts.

*Preliminary Recommendation: Approve with Conditions*

(Continued from a Regular hearing on September 12, 2024)

**(Proposed for Continuance to November 7, 2024)**

SPEAKERS: None  
 ACTION: Continued to November 7, 2024  
 AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
 NAYS: None  
 ABSENT: Braun

13. [2023-007428DRP-02](#) (D. WINSLOW: (628) 652-7335)  
428 COLLINGWOOD STREET – west side between 21st and 22nd Streets; Lot 006 in Assessor's Block 2769 (District 8) – Request for **Discretionary Review** of Planning Application No. 2023-007428PRJ for the construction of a 683 square foot fourth-story vertical addition to a three-story single-family residential building to an existing three-story, one-family house within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code section [31.04\(h\)](#).

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

(Continued from a Regular hearing on September 12, 2024)

**WITHDRAWN**

SPEAKERS: None

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. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

3. [2024-004674CUA](#) (C. FEENEY: (628) 652-7313)  
100 CALIFORNIA STREET – northwest corner of Davis Street; Lot 017 in Assessor's Block 0236 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303, for a change of use from Gym (retail sales and service) to Office (non-retail sales and service) on the ground floor and basement level of existing office building, within a C-3-O (Downtown Office) Zoning District and 350-S 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: Approved with Conditions  
 AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
 NAYS: None  
 ABSENT: Braun  
 MOTION: [21621](#)

4. [2024-006438CUA](#) (E. MAU: (628) 652-7583)  
135 KISSLING STREET – south side between 11th and 12th Streets; Lots 068 in Assessor's Block 3516 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 835 to convert an approximately 12,000 square foot existing warehouse to a Vehicle Storage Garage with Automotive Repair Use and to convert existing parking at the rear of the lot to a Vehicle Storage Lot within a RED-MX (Residential Enclave-Mixed) Zoning District, Western SoMa 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*  
 (Continued from a Regular hearing on September 19, 2024)

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
 NAYS: None  
 ABSENT: Braun  
 MOTION: [21622](#)

## C. COMMISSION MATTERS

### 5. LAND ACKNOWLEDGEMENT

#### Commissioner Imperial:

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory.

As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders, and relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as first peoples.

6. CONSIDERATION OF ADOPTION:

- [Draft Minutes for September 19, 2024](#)
- [Draft Minutes for September 26, 2024](#)

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

7. COMMISSION COMMENTS/QUESTIONS

**Commissioner Williams:**

Thank you. I'd like to read a letter that was sent to us Commissioners. This letter is from United to Save the Mission, the Latino Task Force, San Francisco Latino Parity and Equity Coalition, Plaza 16 Coalition, the American Indian Cultural District of San Francisco, and Calle 24. This is regarding a hearing for 2588 Mission Street and the letter reads -

Dear Planning Commissioners-

Multiple Discretionary Review Requests have been submitted for the proposed project at 2588 Mission Street and our coalitions request that the hearing for these DRPs be held in the Mission community to allow for meaningful, authentic and equitable participation in the planning process. The San Francisco Planning Department has stated a "commitment to racial and social equity a core tenet of our values, culture, and institutional practices. We believe the Department has a responsibility to work toward changing structures and policies in order to achieve racially and socially equitable outcomes in San Francisco." In its Resolution No. 20738, the Planning Commission apologized for the "history of inequitable planning policies that have resulted in racial disparities" and " inequitable treatment or opportunities" for communities such as the Mission. Given these commitments, the fact that the Planning Commission has removed remote public comment from public hearings, and the reasonable precedent set with previous hearings held in the Mission – the San Francisco Planning Commission hearing for 1979 Mission Street on February 7, 2018, and the San Francisco Human Rights Commission hearing on May 8, 2017 - we urge you as Planning Commissioners to recognize the value of including community voices and expand opportunities for community engagement by holding this hearing in the Mission. The 2588 Mission Street site has a long and beloved history in our community as an anchor of culturally distinct businesses that reflect the American Indian, Indigenous and Latinx communities that they served and as rent controlled housing for beloved neighbors, including the person who died in the fire on January 28, 2015. The proposed project at this site is not ordinary, being one of the largest proposed projects in the Mission, and given its size and scale, will recast and forever alter this area at the heart of the community. Therefore, it is critical that residents have an equitable ability to participate in the hearing as an integral part of the planning process and their self-determination. Bringing this hearing to a welcoming public location in the community is the right thing to do. We ask that you respond to our request in a timely fashion. We are also offering our assistance in securing a location, childcare provisions and interpretation services.

Sincerely,

United to Save the Mission

The San Francisco Latino Task Force

The San Francisco Latino Parity and Equity Coalition

Plaza 16 Coalition

The American Indian Cultural District and Calle 24 Latino Cultural District

Is there any comment from Planning or -

**Rich Hillis, Planning Director:**

Commissioner, we're also in receipt of that letter. And you and I spoke too. I think there is, it's up to you ultimately. I mean, I think we should take this up probably in the officers meeting to talk about it. We've done it, I know once before in the past, around a project in the Mission at 16th and Mission. I was on the Commission at the time. So, you know, it's something we should consider and talk more about. We can talk with, we can calendar this for an officer's meeting if, President So and Vice President Moore are okay with that and talk through logistics with Jonas and others.

**Commissioner Williams:**

I appreciate that. Thank you.

**President So:**

Yeah, we will have a meeting in the officers meeting to discuss this. There's-

**Commissioner Williams:**

Thank you.

**President So:**

We respect that a lot. And also respect our governance. And we just need to make sure that everything is done accordingly. But thank you for reading the letter. We all receive it. Thank you.

**Commissioner Imperial:**

I just like to chime in my support for the letter to also do it in public as it has been done before. I understand that there will be some logistic issues with it that the Planning Department needs to, you know, to plan as well. And that's why I think the letter is requesting for, in a way, partnership with the community. As what it would mean because it's dated or calendared for November. I guess that will take a factor as well. So, I wish the in -- during the officer's meeting that, you know that that also be considered as well. And also, really also reaching out to the community as well as for support. Thank you.

**President So:**

Will do.

**Commissioner Moore:**

You may have all seen Supervisor Preston's newsletter announcing that Governor Newsom has announced plans for 100% affordable housing on the DMV site. It will be a new DMV building. However, repurposing a very large what currently is a parking lot, not always fully occupied for 375 affordable units. This is very, very good news. We're starting to see results and I'm delighted to say what probably everybody else has already have seen. The second question I have, and that is directed towards Zoning Administrator Teague. We received a letter from Mister Vallejo, Vladimir Vallejo, regarding notification about 311 sites beginning 10 9 to 11 7 24. Would you be able to comment of what this particular notification means? And are we now from now on, being informed ahead of time? There are five projects on there, and I'm glad to see that we're being notified. However, I would like to have you perhaps comment on the change in procedures notifying us ahead of time.

**Corey Teague, Zoning Administrator:**

All right. Good afternoon, President So, Commissioners, I might need a little bit more information to completely understand the question. Were you saying you received a letter, a letter saying that there are projects that did or did not receive notification and you're asking for updates on what our notification procedures are?

**Jonas P. Ionin, Commission Secretary:**

Corey, let me jump in here real quick. Commissioner Moore, I believe that was sent to you as well as to me by mistake. I think that was directed towards other staff members. And for some reason, you got captured in it and I got captured in it. I'm not sure we were notified of why we would have been notified of that. It's not normal course of procedure.

**Commissioner Moore:**

It would make sense for us because we are all obviously interested in a more extended conversation about protecting housing from demolition. Sorry, I'm saying something here, which was only by accident copied to me.

**Rich Hillis, Planning Director:**

These aren't all [inaudible]. They're not all demo. I mean, these are just 311 notifications, which we do –

**Jonas P. Ionin, Commission Secretary:**

Flats send out.

**Rich Hillis, Planning Director:**

You know, we do 311 notifications all the time. I mean, if you want notification of all 311 notifications, we can certainly add you to that list. But we haven't typically again, I think as Secretary Ionin said, this went out in error. But we issued 311 notices all the time.

**Commissioner Moore:**

If it hasn't been sent out in error at least allows me to say that I would be interested. I think it's a healthy thing to expect certain notices and ahead of time. And so indeed, I would like to be copied and perhaps others do too. Thank you. Sorry Mr. Teague.

**Commissioner Williams:**

I would also like to be copied on that. I am very interested in, in demolition of, of existing housing. And so, the more the more the more the more--

**Rich Hillis, Planning Director:**

I just want to clarify, these aren't demos.

**Commissioner Williams:**

Oh, they're not demos.

**Rich Hillis, Planning Director:**

They're just 311 notices. So, someone could be expanding in their rear yard --

**Commissioner Williams:**

Oh okay, my bad.

**Rich Hillis, Planning Director:**

-- and require a 311 notice or a horizontal addition in a neighborhood, which, I mean, these are kind of normal, normal kind of expansions --

**Commissioner Williams:**

Gotcha.

**Rich Hillis, Planning Director:**

-- that require 311 us. Again, we're happy to put you on the list to get all 311 notifications. If you want to drill down and get demo notifications, we can do that as well.

**Commissioner Williams:**

Actually, I think that would be helpful --

**Rich Hillis, Planning Director:**

Sure.

**Commissioner Williams:**

-- just because we have more time to look into, you know, each project and, and kind of, you know, find out, do our due diligence. As we've seen before during commission meetings, information comes up from the public. And the more time that we have as Commissioners, we can do our job and try to you know, make sure that that these projects are on the up and up and that tenants are protected, people are protected. We understand exactly all the ramifications and the reality of what's happening.

**Jonas P. Ionin, Commission Secretary:**

Commissioner Williams, just to be clear, not all of these projects would come before the Planning Commission.

**Commissioner Williams:**

Oh.

**Jonas P. Ionin, Commission Secretary:**

These are principally permitted projects that are just subject to neighborhood notification. They would come to you in the form of a DR if they do get appealed to you.

**Rich Hillis, Planning Director:**

But all the demos--

**Commissioner Williams:**

So, the demolition--

**Rich Hillis, Planning Director:**

But all the demos, all the demos would come to you.

**Commissioner Williams:**

Right.

**Rich Hillis, Planning Director:**

If you want advance notification --

**Commissioner Williams:**

Yes.

**Rich Hillis, Planning Director:**

-- before they're actually before you,

**Commissioner Williams:**

Yes, yes. I think that would be helpful. Yes, I would.

**Commissioner Moore:**

My own interest in tracking if we are with all these 311 notifications, adding additional units, because if there is indeed a sub stream of getting more units, this would be a perfect way for you to let us know of what is happening, specifically by address. We know what comes in front of us are mostly enlargements where we have a difficult time exactly judging of how to opine on it. But as we are seeing a robust increase in density in those in those 311 applications, that is what I would be interested in and also hearing.

## D. DEPARTMENT MATTERS

### 8. DIRECTOR'S ANNOUNCEMENTS

None.

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

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

Good afternoon, Commissioners Aaron Starr Manager of Legislative Affairs.

#### **Land Use Committee**

[240806](#) Public Works Code, Planning Code - Fee Waiver for Vicha Ratanapakdee Mosaic Stairway] Sponsor: Stefani. Staff: Merlone.

This week the Land Use Committee considered an ordinance sponsored by Supervisor Stefani that would Waiver Planning and DPW fees for Vicha Ratanapakdee Mosaic Stairway.

Commissioners, you heard this item on consent on September 26, 2024, and recommended approval.

During the hearing Supervisor Stefani's aide presented the item. He proposed a few non substantive amendments that were accepted by the Committee.

There was no public comment and no significant comments from the committee members. Chair Melgar made a motion to move the item to the full board with a positive recommendation, which passed unanimously.

[231268](#) Planning Code - Eliminating Public Art Requirement for 100% Affordable Housing Projects] Sponsor: Dorsey. Staff: Merlone. Item 5

Next the committee considered Supervisor Dorsey's ordinance that would Eliminate the 1% Public Art Requirement for 100% Affordable Housing Projects.

Commissioners you heard this item in November of last year and recommended approve with amendments. Those amendments have already been made in a duplicated, more narrowly tailored ordinance that has already passed. That ordinance allowed existing art at 100% affordable housing projects to be removed.

Just a quick reminder. The 1% for art requirement for housing only exists in the C-3 zoning district. Very few 100% affordable housing projects get built in the downtown area, but some have, and this art requirement has caused issues with ongoing maintenance. It also increased the cost to build these projects.

Also, as part of our Housing Element, the city pledged to remove this requirement, and HCD included this item in its Policies and Practices Review letter. Removing this requirement does not prohibit affordable housing projects from including art, it's just removing the planning code requirement.

During the hearing Madison Tam from Supervisor Dorsey office presented the item to the committee. Ms. Tam proposed amendments to take out portions of the ordinance that were already adopted in the duplicated ordinance. These amendments were taken unanimously.

There were two public commentors both representing the nonprofit housing developer community, one commentor was in support of the proposed ordinance and one was against the ordinance. Supervisor Melgar spoke on the importance of making attractive affordable housing and the need to support our nonprofit developers in doing this. There were no other comments from the committee members. Melgar suggested that the item be forwarded without a recommendation based on feedback from Supervisor Peskin. This motion passed unanimously.

#### **Full Board**

[240438](#) Planning Code, Zoning Map - Establishing the 555 9th Street Special Sign District. Sponsor: Dorsey. Staff: V. Flores. PASSED Second Read



**Corey Teague, Zoning Administrator:**

Good afternoon again, President So and Commissioners, Corey Teague, Zoning Administrator. The Board of Appeals did meet last night, and they did consider one item of interest to the Commission. If you'll recall, last summer, some more than a year ago, the Commission heard and approved the Conditional Use Authorization, the proposed ordinance, and the coastal permit for the Irish Cultural Center project at 2700 45th Avenue. The legislation went on and was adopted by the Board of Supervisors. The Conditional Use Authorization was not appealed, but the coastal permit was appealed, and through that appeal process and coordination with the Coastal Commission, we determined that there were some technical updates that were necessary for the Coastal Commission to certify to amend our local coastal program. And so, a big chunk of this past year was going through that work in coordination with the Coastal Commission, to submit a proposed amendment to our local coastal program that ended up at the Coastal Commission this past July, where it was unanimously adopted so that our local coastal program is now fully compliant in a way that does support the proposal for the new Irish Cultural Center. The appeal hearing for that coastal permit was last night. The Planning Code dictates that the Board of Appeals for those types of appeals. It's not essentially a yes or no to grant or deny the appeal. They actually have to adopt new findings of consistency that the project is consistent with our local coastal program. So, we actually provided an updated draft permit with new findings for them to consider. There was a lively conversation about the entire process over the past year, but ultimately the Commission or the Board of Appeals did vote unanimously to adopt the new findings and essentially grant the updated coastal permit so that the Irish Cultural Center project can now move forward. But that concludes my presentation. I'm available for any questions.

**E. GENERAL PUBLIC COMMENT**

SPEAKERS: Georgia Schuttish – 10/5/24 email regarding project on Diamond Street, timeline of Section 317, demo calcs

**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.

10. [2024-007228PCA](#) (V. FLORES: (628) 652-7525)

AUTHORIZE INCREASES TO THE AFFORDABLE PRICE AND INCOME LIMITS FOR CERTAIN BELOW MARKET RATE OWNED UNITS [BF 240802] – Planning Code Amendments – An ordinance, sponsored by Supervisor Melgar, to amend the Planning Code to allow certain Below Market Rate (BMR) Owned Units to be resold at a price affordable to households at an increased Area Median Income (AMI) level, and to increase the qualifying AMI limit for BMR purchasers; and 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: Adopt a Recommendation for Approval*

SPEAKERS: = Veronica Flores – Staff report  
 + Jen Low, Legislative Aide of Sup. Melgar – Introduction to the ordinance  
 + Maria Benjamin – MOHCD presentation  
 + Simon Jansuk – BMR unit is not selling  
 + Amy Jansuk – BMR unit is not selling  
 + Jennifer Rosdail – Will reset the affordable price  
 + Calvin Mulch – Distinction between affordable housing vs BMR  
 = Rich Hillis – Response to comments and questions  
 + Cissy Yin – Response to comments and questions  
 = Aaron Starr – Response to comments and questions

ACTION: After a motion to Adopt a Recommendation for Approval with modifications to delegate; recommend the BoS consider a sunset clause; and to include a reporting mechanism failed +3 -3 (Williams, Imperial, Moore against); Continued to October 17, 2024

AYES: McGarry, Williams, Imperial, Moore, So

NAYS: Campbell

ABSENT: Braun

11. [2021-012154CUA](#) (R. BAEZA: (628) 652-7369)  
613 WISCONSIN STREET – east side between 20th and 22nd Streets; Lot 036J in Assessor's Block 4098 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317 to allow the demolition of an existing 2600 sq ft two-story, single-family residence to be replaced with new 4,256 sq ft, four-story, single-family residence 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*

SPEAKERS: = Rogelio Baeza – Staff report  
 + Kerri Murphy Hogan – Project sponsor presentation  
 + Greg Corbett – Design presentation  
 - Noah McMichael – True scale and impact, privacy  
 - Jeannie – Concerns to privacy, disrupt balance in the neighborhood character  
 - Jacque – Property line incorrect, impacts of excavation  
 - Bill – Negative environmental impacts, will block sunlight  
 - Janice – Concerns, impacts, water damage  
 = Ella Samonsky – Response to comments and questions  
 = Rich Hillis – Response to comments and questions  
 = Martin Hogan – Response to comments and questions

ACTION: Approved with Conditions to include a two-foot reduction in height.

AYES: Campbell, McGarry, Imperial, Moore, So

NAYS: Williams

ABSENT: Braun

MOTION: [21623](#)

12. [2023-008006CUA](#) (K. AGNIHOTRI: (628) 652-7454)  
1719 WALLACE AVENUE – south side between Mendell and Lane Streets; Lot 015 in Assessor's Block 5414 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.3 and 303 to establish Industrial Agriculture use, for the purpose of cannabis cultivation, on the first floor of an existing, one-story industrial building within a PDR-1-B (Production, Distribution and Repair: Light Industrial Buffer) Zoning District and 65-J 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: = Kalyani Agnihotri – Staff report  
 + Fiona – Project sponsor presentation  
 - Speaker – Security, low income families  
 - Speaker – Safety hazards for the residential neighborhood  
 - Hazel Lee – Does not listen to the citizens  
 - Barbara Taza – Not necessary, desirable nor compatible with the neighborhood  
 - Speaker – Their voice doesn't matter  
 = Ella Samonsky – Response to comments and questions

ACTION: + Peter – Response to comments and question  
Approved with Conditions  
AYES: Campbell, McGarry, Williams, Imperial, Moore  
NAYS: So  
ABSENT: Braun  
MOTION: [21624](#)

**ADJOURNMENT 4:08 PM**

**ADOPTED OCTOBER 24, 2024**