

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, September 15, 2022
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MOORE AT 1:02 PM

STAFF IN ATTENDANCE: Audrey Merlone, Alex Westhoff, Rebecca Salgado, Jeff Horn, Nick Foster, 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. 2018-004217GPA (D. NGO: (628) 652-7591)
2022 SAFETY & RESILIENCE ELEMENT UPDATE – Consideration of **Approval of Amendments** to the San Francisco General Plan – Pursuant to San Francisco Charter Section 4.105, Planning Code Section 340(d) and Section 306.3, the Planning Commission will consider a resolution adopting amendments to the General Plan, including adopting the 2022 Safety & Resilience Element, making Planning Code Section 101.1 findings, and

recommending that the Board of Supervisors adopt an Ordinance approving the amendments. On July 21, 2022, the Planning Commission passed Resolution No. 21147 to initiate amendments to the General Plan. If the Planning Commission adopts the amendments, the Commission will forward the proposal to the Board of Supervisors for consideration of adoption.

Preliminary Recommendation: Approve

(Proposed for Continuance to September 29, 2022)

SPEAKERS: None

ACTION: Continued to September 29, 2022

AYES: Ruiz, Diamond, Imperial, Koppel, Moore

2. 2021-011352CUA (R. BALBA: (628) 652-7331)
4835 MISSION STREET – southeast side between Russia and France Street; Lot 021 in Assessor's Block 6272 (District 11) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 720, to establish an approximately 1,300 square-foot Cannabis Retail use within the ground floor commercial space of the existing two-story mixed-use building, with no on-site smoking or vaporizing of cannabis products within the Excelsior Outer Mission Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. This 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 September 29, 2022)

SPEAKERS: None

ACTION: Continued to September 29, 2022

AYES: Ruiz, Diamond, Imperial, Koppel, Moore

- 3a. [2019-022404ENX](#) (E. SAMONSKY: (628) 652-7417)
1458 SAN BRUNO AVENUE – west side at terminus of San Bruno Avenue; Lots 015 and 006A in Assessor's Block 4277 (District 9) – Request for **Large Project Authorization** pursuant to Planning Code Sections 329, and 841 to demolish three light industrial buildings that contained an unauthorized dwelling unit and new construction of more than 25,000 gross square feet for a seven-story residential building, with a maximum height of approximately 73-feet, containing in total 232 dwelling units (two three-bedroom, 91 two-bedroom, two one-bedroom, and 137 studios) and 134 Class One bicycle parking spaces, under the Individually Requested State Density Bonus Program pursuant to Planning Code Section 206.6 and California Government Code Section 65915. The project seeks waivers from development standards, including Rear Yard (Section 134), Dwelling Unit Exposure (Section 140), Off-Street Loading (section 151.1), and Height Limit (Section 260) requirements of the Planning Code, and concessions from the Open Space (Section 135) and Permitted Obstructions (Section 136), pursuant to State Density Bonus Law. The Project is located in a MUR (Mixed-Use Residential) Zoning District and 40-X Height and Bulk District. This 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 October 13, 2022)

SPEAKERS: Speaker – Continuance date
Speaker – Opposes continuance
Speaker – Community feedback
ACTION: Continued to November 10, 2022
AYES: Ruiz, Diamond, Imperial, Koppel, Moore

- 3b. [2019-022404CUA](#) (E. SAMONSKY: (628) 652-7417)
1458 SAN BRUNO AVENUE – west side at terminus of San Bruno Avenue; Lots 015 and 006A in Assessor's Block 4277 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317 and 841 to demolish three light industrial buildings that contained an unauthorized dwelling unit and construct a seven-story residential building, with a maximum height of approximately 73-feet, containing in total 232 dwelling units (two three-bedroom, 91 two-bedroom, two one-bedroom, and 137 studios) and 134 Class One bicycle parking spaces, in a MUR (Mixed-Use Residential) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to October 13, 2022)

SPEAKERS: Same as item 3a.
ACTION: Continued to November 10, 2022
AYES: Ruiz, Diamond, Imperial, Koppel, Moore

- 3c. [2019-022404SHD](#) (E. SAMONSKY: (628) 652-7417)
1458 SAN BRUNO AVENUE – west side at terminus of San Bruno Avenue; Lots 015 and 006A in Assessor's Block 4277 (District 9) – Request for adoption of **Shadow Findings** pursuant to Planning Code Section 295 that net new shadow from the project would not adversely affect the use of Potrero Del Sol Park and James Rolph Jr. Playground under the jurisdiction of the Recreation and Park Commission, in a MUR (Mixed-Use Residential) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve
(Proposed for Continuance to October 13, 2022)

SPEAKERS: Same as item 3a.
ACTION: Continued to November 10, 2022
AYES: Ruiz, Diamond, Imperial, Koppel, Moore

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

4. [2022-002108CUA](#) (M. LANGLEIE: (628) 652-7410)
414 COLUMBUS AVENUE – east side between Green and Vallejo Streets; Lot 015 in Assessor's Block 0131 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 722, 780.3 and 303 to allow for the transfer of a Type 47 (On-Sale General – Eating Place) ABC License from 325 Columbus Avenue to an existing Restaurant

(dba Mona Lisa Mare e Monti) within the North Beach NCD (Neighborhood Commercial District) Zoning District, North Beach and Telegraph Hill-North Beach SUD (Special Use District) and 401-X Height and Bulk District. The subject property previously held a Type 47 ABC License until 2010; the Restaurant currently operates with a Type 41 ABC License. This 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: Ruiz, Diamond, Imperial, Koppel, Moore
 MOTION: 21166

- 5a. [2022-000936DNX](#) (N. FOSTER: (628) 652-7330)
235 2ND STREET – east side between Tehama and Clementina Streets; Lot 123 in Assessor's Block 3736 (District 6) – Request for **Downtown Project Authorization** pursuant to Planning Code Section 309 to allow for a reduction in the provision of off-street freight loading requirements of the Planning Code, as permitted in Planning Code Section 161(e), and to modify Condition of Approval No. 2(E) under Exhibit A of Motion No. 15003 (Case No. 1999.176X) requiring two off-street freight loading spaces. The proposed project ("Project") would convert the existing, ground-floor freight loading area fronting Clementina Street, a portion of the ground-floor parking area fronting Tehama Street, and an interior ground floor space previously occupied by a retail use fronting 2nd Street into floor area for office use. In total, approximately 9,000 square feet of Gross Floor Area is proposed for conversion from accessory freight loading, accessory parking, and retail floor areas to office use. Two existing garage doors and adjacent curb cuts would be removed, with infill façades to match the building's existing façades along both street frontages. The Project would modify a third (existing) garage door fronting Tehama Street to accommodate three new service vehicle loading spaces, replacing two existing freight loading spaces. The Project would reduce the number of existing accessory parking spaces from 50 to 25 spaces and would add 32 Class 1 bicycle parking spaces. The subject property is located within a C-3-O(SD) (Downtown Office, Special Development) Zoning District and 200-S and 250-S Height and Bulk Districts. This 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: Ruiz, Diamond, Imperial, Koppel, Moore
 MOTION: 21167

- 5b. [2022-000936CUA](#) (N. FOSTER: (628) 652-7330)
235 2ND STREET – east side between Tehama and Clementina Streets; Lot 123 in Assessor's Block 3736 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to permit a non-retail sales and service use (office use) at the ground floor. The proposed project ("Project") involves both interior and exterior alterations to an existing, six-story structure containing non-residential uses (office use). The proposed project ("Project") would convert the existing, ground-floor freight loading

area fronting Clementina Street, a portion of the ground-floor parking area fronting Tehama Street, and an interior ground floor space previously occupied by a retail use fronting 2nd Street into floor area for office use. In total, approximately 9,000 square feet of Gross Floor Area is proposed for conversion from accessory freight loading, accessory parking, and retail floor areas to office use. Two existing garage doors and adjacent curb cuts would be removed, with infill façades to match the building's existing façades along both street frontages. The Project would modify a third (existing) garage door fronting Tehama Street to accommodate 3 new service vehicle loading spaces, replacing two existing freight loading spaces. The Project would reduce the number of existing accessory parking spaces from 50 to 25 spaces and would add 32 Class 1 bicycle parking spaces. The subject property is located within a C-3-O(SD) (Downtown Office, Special Development) Zoning District and 200-S and 250-S Height and Bulk Districts. This 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: Ruiz, Diamond, Imperial, Koppel, Moore
 MOTION: 21168

C. COMMISSION MATTERS

6. Consideration of Adoption:

- [Draft Minutes for August 25, 2022](#)

SPEAKERS: = Liz Watty – Response to comments and questions
 = Rich Hillis – Response to comments and questions
 = Kirsten Jensen – Deputy City Attorney
 - Jerry Dratler – 27 17th Avenue, false DRA issued
 - Han Ming – 45 Bernard, suggestion of additional language
 - Ryan Patterson – 45 Bernard, missing words, continue minutes/motion
 - Sue Hestor – Proposed motion make available for public review, obtain ZA's opinion
 - Ozzie Rohm – 228 Vicksburg, inaccuracies in motions
 ACTION: Continued to September 29, 2022
 AYES: Ruiz, Diamond, Imperial, Koppel, Moore

7. Commission Comments/Questions

Vice President Moore:

Please join me in the Ramaytush Ohlone land acknowledgement.

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.

8. Advance Calendar

Commissioner Imperial:

Looking into the advanced calendar, looks like there are some comments actually or that I would like to bring up but not until September 29, when we go through the Housing Element. Upon that discussion, we'll have probably more information on the Housing Element in terms of how, and also in light of the discussion last week, as to how we can go deeper or have a more robust discussion in some parts of the Housing Element. I would wait for that informational until I can add it in our advance calendar and what we could look into further. Also, I would like to thank Mr. Sider for giving us the AB 2011 update on that. Again, this is not yet, we don't know it will be signed or vetoed. I hope that could be added to in our advance calendar.

Vice-President Kathrin Moore:

I would like to re-state my desire to have a scheduled meeting with the Health Department. I was listening to the Board of Supervisors having a long, very fruitful, discussion about their concerns regarding Laguna Honda and this Commission shares their concerns; speaking again with the Health Department, which we have postponed a number of times over the past year, may be helpful again. Timing the joint hearing is not easy. I would like to suggest that, emphasis on suggest. I would also like to have a meeting with Historic Preservation. It came to my attention that there is a very complicated matter in the Stonestown Master Plan and I would very much like to hear how the Historic Preservation frames the issue.

From our perspective, speaking more generically than specifically, we support housing to take over in positions of Stonestown where there are older obsolete peripheral buildings and all of a sudden it was discovered that there is a specific building in that area that may arise to Historic Preservation status. What is important for us is to find that middle ground where, perhaps, Historic Preservation can share with us our concerns about housing and creating housing in the right spots. I do have to admit that I was out at Stonestown the other day for another purpose, actually returning glass bottles to a very remote location and I realized with a lot of chagrin I have to say, that there was a tremendous amount of busses and cars parked on the curb understanding that students live in those trailers, buses and cars. One out of 24 students at SF State apparently do not have housing. I was, mildly speaking, shocked, and that made me then reflect on this particular site, not to render judgment but to share your concerns of how to bring a master plan forward that is indeed rich in housing and every opportunity to create that. That was my one comment.

The second comment I wanted to make is: I want to thank the Department for digging deep and acknowledging that a comment I made last week was indeed correct and that is that ADUs in new construction as well as, I think, as in existing construction cannot be connected to the homes in which they occur. We had a case last week in DR where I questioned that that was correct. To make it brief, I appreciate the Department coming back and recognizing that it must have been a mistake in interpretation.

Thank you. Those are my comments.

Jonas Ionin, Commission Secretary:

I'll just remind members of the Commission that we are on the Advance Calendar.

Vice-President Kathrin Moore:

I see to your falling under Commission Comments, so I rolled that in there.

Commissioner Imperial:

It wasn't really, I think what we mentioned about having the Advance Calendar to see what are the items that we could put on for the next six months or rest of the year. It's not something we have to vote on but more about what we like to see in the Advance Calendar.

SPEAKERS: Georgia Schuttish – Demo calcs

ACTION: Reviewed and Commented

D. DEPARTMENT MATTERS

9. Director's Announcements

None.

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

Audrey Merlone:

LAND USE COMMITTEE:

1. Landmark Designation for City Cemetery –

The landmark designation for City Cemetery, sponsored by Supervisor Chan was heard at Land Use Committee this week. Supervisor Chan gave a brief history of the site, highlighting the importance of the site to the City's Italian, Chinese, and Scandinavian immigrants. If landmarked, City Cemetery would also be the first archeological landmarked site in the City. The Supervisor introduced several small amendments to ensure that the staff of the Legion of Honor would still be able to proceed with their standard construction processes necessary to the operation and maintenance of the museum.

Planning staff gave a presentation on the City Cemetery, noting that the San Francisco golf alliance had expressed concern over whether the landmarking would affect the operations of the golf course on-site, however Planning has worked with the Rec & Park to ensure operations of the golf course will not be affected.

A representative from Rec & Park and a representative from the Fine Arts Museum also spoke at the hearing, expressing their strong support of the landmarking.

There were 4 public commenters. 1 public commenter expressed concern over whether the golf course would be affected by the landmarking. The other 3 commenters were in full support of the landmarking.

Both Supervisor Melgar and Supervisor Peskin requested to be added as co-sponsors before the Committee unanimously passed a motion to move the landmarking with minor amendments to the full board with a positive recommendation.

2. Tenderloin Neon Special Sign District-

This Ordinance was sponsored by Supervisor Preston and would create the Tenderloin Neon Special Sign District and enact zoning controls for the Neon Signs. This item appeared in front of Planning Commission on August 25th, during which time you unanimously recommended approval with modifications. The modifications include:

- Striking Neon Sign provisions that are more restrictive than the existing sign regulations.
- Allowing non-complying Neon Signs to be physically removed from the building and returned to the property in the existing conditions.
- Amending the proposed code language to change "blade signs" to "Projecting Signs."
- Minor clarifications for Residential Hotels: that references to signage should be corrected from Business Signs to Identifying Signs; and to clarify the proposed Projecting Sign dimensions are for the sign itself, and not actually a maximum of 25' from the top of the sign to the ground below.
- And revising the "Design Guidelines" name to "Design Standards"

Supervisor Preston included all of these modifications in an amended version of the legislation he presented to the Committee.

There were 12 public comments in support of this Ordinance, including representatives from Tenderloin Museum, San Francisco Heritage, and SF Neon. The public commenters expressed support for neon signs in the Tenderloin, especially the ability to remove signs from the building to restore them off-site and then return them to the building.

Supervisor Peskin asked to be added as a co-Sponsor before the Committee moved to amend the Ordinance as described above. Because these amendments were considered substantive, the item was continued to next week on September 19th.

3. Extension of Interim Controls for RTO, RM, RC Districts-

The last item at Land Use this week was a proposal sponsored by Supervisor Peskin to extend interim controls that require Conditional Use authorization for large residential projects in RTO, RM, and RC districts. These interim controls have been in place for 18 months.

Supervisor Peskin proposed to extend the interim controls for 6 months (jan 2023), along with making one minor amendment to the existing controls. That amendment would grant an exception for the CUA requirement for projects proposing minor expansions of existing units where the project is proposing to add a dwelling unit AND

no unit would be more than 3,000sqft AND no resulting unit would be less than 50% the size of the largest unit in the building. Supervisor Peskin stated their office is working on permanent controls, which they plan to bring forward before the interim controls expire in January. Planning staff has been working collaboratively with Supervisor Peskin's office on the development of these controls. We look forward to bringing the proposed legislation to you for your consideration sometime later this year.

FULL BOARD:

The Landmark Designation of 200 Rhode Island Street (aka Takahashi Trading Company) passed its final read.

Jonas P. Ionin, Commission Secretary:

The Board of Appeals met last night and considered two cases of interest to the Planning Commission. First, they heard the appeal of a building permit for 95 St. Germain St to construct a new elevator and garage at the front of the building. The original variance for this project was denied by the Zoning Administrator, but then approved by the Board of Appeals in 2017 per specific revisions to the project. The building permit for the project came before the Commission in 2019 as a Discretionary Review, and the Commission voted unanimously to not take DR and approve the permit. This issue has since been in litigation between the neighboring property owners regarding a shared easement and the new elevator's placement, and last night's hearing was an appeal of the building permit to construct the project. The Appellant claimed the permit would violate the easement and was inconsistent with the judge's litigation order. While the Planning Department took no position on the easement and litigation issues, the Board expressed concerns that the permit may be inconsistent with the judge's order, and they voted to uphold the appeal and deny the building permit, with an understanding that a new permit may be filed once the easement and litigation issues are fully settled.

The second case of interest to the Commission was the appeal of the Large Project Authorization issued by the Commission on July 28th of this year for the project at 925 Bryant St, which was a 7-story, 218-bedroom group housing, State Density Bonus Project that also fronts on Langton St. The same neighbors on Langton St that opposed the project at the Planning Commission hearing also filed the appeal and raised many of the same issues to the Board, which included concerns over the height and size of the property, and having the vehicular entrance on Langton St instead of Bryant St. Ultimately, the Board found that the Planning Commission had not erred or abused their discretion in granting the project approval, and voted unanimously to deny the appeal.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Photo of rear façade of immediately adjacent SFH at 51 Bernard root of email with attachments sent on September 11th. Timeline is interesting for 51 Bernard. 2013: A Demolition. 2014: an Alteration or “remodel”. Completed: 2016 In September 2014 the Staff recommended against Demo. By . By November 2014 it had been revised into an Alteration. In the September 1014 meeting, Staff wrote “not demonstrably unaffordable” even though this was in the RH-3. Most

important Section 317 Demolition criteria is “Relative Affordability” of existing housing. Is the protection of relative affordability of existing housing only for the house in question itself or other houses nearby or even throughout a neighborhood or the City? In 2019, **45-49 Bernard** on the market, sold for \$1.4 million. OMI eviction occurred. What was impact from **51 Bernard** “switch” from Demo to Alteration using loophole of Demo Calcs on what happened at **45-49 Bernard**?

Ozzie Rohm – 228 Vicksburg, motion inaccurate

Sue Hestor – Hearing to discuss rules of Commission

Bruce Bowen – ADUs

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.

11. [2021-008991CUA](#) (A. WESTHOFF: (628) 652-7314)
200 RHODE ISLAND STREET – southwest corner of 15th Street; Lot 001 in Assessor’s Block 3936 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.3B, and 303 to establish a change of use of approximately 22,580 square feet of an existing Production, Distribution, and Repair use to an Office use on the third and fourth floors of the subject building, within a PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District and 58-X and 68-X Height and Bulk Districts. This 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: = Alex Westhoff – Staff report
 + John Kevlin – Project sponsor presentation
 ACTION: Approved with Conditions
 AYES: Ruiz, Diamond, Imperial, Koppel, Moore
 MOTION: 21169

- 12a. [2020-005514DNX](#) (R. SALGADO: (628) 652-7332)
1010V MISSION STREET – north side between 6th and 7th Streets; Lot 026 in Assessor's Block 3703 (District 6) – Request for **Downtown Project Authorization** pursuant to Planning Code Sections 210.2 and 309 to allow a project greater than 75 feet in height within a C-3 Zoning Districts with exceptions for a rear yard modification (Section 134); exposure (Section 140); and reduction of wind currents in a C-3 District (Section 148), within a C-3-G (Downtown-General) Zoning District and 160-F Height and Bulk District. This 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: = Rebecca Salgado – Staff report
 + John Kevlin – Project sponsor presentation

- PJ Eugenio – Project does not support families, Central SoMa Plan
- Charm Consolacion – Unaffordable to low-income families
- Tetet Naval – Would set a bad standard for future projects
- Briana Barrientos – Does not serve low income and working class
- David Woo – Prohibition of market rate SROs
- Raquel Redondiez – We need housing that fits the community
- Gayle Romansanta – We do not need tiny expensive units
- Cristina Biba – Read Luisa Antonio's statement, impact to low-income families
- Speaker – Need family sized affordable housing
- Speaker – We need affordable housing not market rate SROs
- Sue Hestor – Racial equity
- Carolyn – 1010 Mission Street is an existing address for the Bayanihan community
- + Jennifer Larocca – Will create permanent affordable homes
- = Liz Watty – Response to comments and questions
- = Rich Hillis – Response to comments and questions
- = Kirsten Jensen – Response to comments and questions

ACTION: After a Motion to Continue to November 17, 2022 failed +2 -3 (Ruiz, Imperial, Moore against); a Motion to Disapprove failed +3 -2 (Diamond, Koppel against); and a Motion to Continue to December 1, 2022 failed +2 -3 (Ruiz, Imperial, Moore against). De facto Disapproved

MOTION: 21170

- 12b. [2020-005514CUA](#) (R. SALGADO: (628) 652-7332)
1010V MISSION STREET – north side between 6th and 7th Streets; Lot 026 in Assessor's Block 3703 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 124(f) and 303 to allow for additional square footage above the base floor area ratio limit, within a C-3-G (Downtown-General) Zoning District and 160-F Height and Bulk District. The project includes new construction on the subject lot, which currently serves as a surface parking lot, of a nine-story, approximately 80-foot-tall residential building containing 57 single room occupancy (SRO) dwelling units (approximately 20,046 square feet), and approximately 408 square feet of community space on the ground floor. The proposed project would include a total of approximately 2,250 square feet of common open space on the ground floor and on the roof.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 12a.

ACTION: After a Motion to Continue to November 17, 2022 failed +2 -3 (Ruiz, Imperial, Moore against); a Motion to Disapprove failed +3 -2 (Diamond, Koppel against); and a Motion to Continue to December 1, 2022 failed +2 -3 (Ruiz, Imperial, Moore against). De facto Disapproved

MOTION: 21171

13. [2021-002738CUA](#) (J. HORN: (628) 652-7366)
485 DUNCAN STREET – southeast corner of Noe Street; Lot 027B in Assessor's Block 6602 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to allow the demolition of an existing 1,124 square-foot, one-story-over-garage one-family dwelling and to construct a new 4,726 gross-square-foot, three-

story over two-basement two-family dwelling which includes a 3,313 square-foot, two-bedroom dwelling unit and a 1,413-square-foot two-bedroom dwelling unit, within a RH-2 (Residential, House: Two-Family) Zoning District and 40-X height and Bulk District. This 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 Canceled hearing on September 1, 2022)

SPEAKERS: = Jeff Horn – Staff report
 + John Kevlin – Project sponsor presentation
 + Inbar Berman – Project sponsor
 = Georgia Schuttish – Front and back of the house, 2014 DRA-0358
 - Ross Camp – Scale it back, impacts to Noe
 - John – Building is massive, perform shadow study
 - Speaker – Oversized home, will cast shadows
 - Elizabeth Mills – Height is out of character for the neighborhood
 + Andy Greenberg – Attractive, safety features for the neighborhood
 + Hillary – Increases housing, will increase public safety and visibility
 + Kevin Wallace – View, additional unit
 + Dawn Ma – Not an extraordinary project
 + Speaker – View
 - Jean Harden -Does not comply to code, topography
 = Liz Watty – Response for comments and questions
 ACTION: Approved with Conditions
 AYES: Ruiz, Diamond, Imperial, Koppel, Moore
 MOTION: 21172

14. [2020-006679CRV](#) (L. HOAGLAND: (628) 652-7320)
1196 COLUMBUS AVENUE/2568 AND 2588 JONES STREET – north side of Columbus Avenue, on the east side of the intersection with Jones and Bay Streets; Lot 007 in Assessor's Block 0043 (District 3) – Request for **Adoption of Findings** Related to State Density Bonus pursuant to Planning Code Section 206.6 to demolish an existing one-story commercial building and construct a new 28,865 gross square foot (gsf), six-story, 65-foot-tall residential building with 56 group housing rooms, within a C-2 (Community Business District) Zoning District and 40-X Height and Bulk District. The Project seeks two waivers from the Planning Code for: 1) Rear Yard (Section 134) and 2) Building Height (Section 260). The Project is not seeking any concessions and incentives. This 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: Adopt

(Continued from a Canceled hearing on September 1, 2022)

SPEAKERS: = Nick Foster – Staff report
 + Jonathan Pearlman – Project sponsor presentation
 - Chris Starrs – Opposition
 - Speaker – Defend the rights of low-income tenants
 - Speaker – Public outreach, no proper notice
 - Sharie Thomas – Reconsider design, not affordable
 - Speaker – Bicycles
 - Susanna – Health issues of young children during construction

- Stan Hayes – Protect the vulnerable, address concerns
- Theresa Flandrick – Inequitable planning process
- Selena Fernandez – Change in weather conditions, effects to seniors
- + Project sponsor – Response to comments and questions
- = Kirsten Jensen – Response to comments and questions
- = Alice Buckley – Response to comments and questions
- = Liz Watty – Response to comments and questions

ACTION:

Adopted Findings as amended to include:

1. Good Neighbor Construction Plan, to be provided to the CPC;
2. Community Liaison;
3. Mitigate acoustic impacts from the courtyard thru materials and visual buffer;
4. Provision of HEPA filters, noise cancelling headphones and masks upon request for adjacent neighbors;
5. Recognize compliance with the Short-Term Rental Ordinance and Intermediate Length Occupancy Ordinance;
6. Community Room improvements thru additional cooking appliances; and
7. Finding(s) read into the record by Staff.

AYES:

Diamond, Imperial, Koppel, Moore

NAYS:

Ruiz

RESOLUTION:

21173

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.

15. [2020-007991DRP](#) (D. WINSLOW: (628) 652-7335)
445 LIBERTY STREET – south side between Rayburn and Sanchez Streets; Lot 037 in Assessor's Block 3601 (District 8) – Request for **Discretionary Review** of Building Permit 2022.04040.1521 to construct a third-story vertical addition, a rear horizontal addition and a 610 square foot accessory dwelling unit to a two-story single-family residence within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This 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:

None

ACTION:

Withdrawn

16. [2021-007934DRP](#) (D. WINSLOW: (628) 652-7335)
3682-3686 16TH STREET – northeast corner of Castro Streets; Lot 086 in Assessor's Block 3561 (District 8) – Request for **Discretionary Review** of Building Permit 2020.1003.5809 to convert existing space at the basement level to an ADU per Ordinance No. 162-16. The Project will infill an existing lightwell at the subject property's east lot line of the basement

level. All work under this permit is to the building at the southeast portion of the subject lot and fronting 16th Street within a RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District. This 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: = Liz Watty – Staff report
- Julie Zhang – DR presentation
+ Serena Calhoun – Project architect
ACTION: No DR
AYES: Ruiz, Diamond, Imperial, Koppel, Moore
DRA: 796

17. [2021-005053DRP](#) (D. WINSLOW: (628) 652-7335)
[1334 12TH AVENUE](#) – east side between Judah and Irving Streets; Lot 038 in Assessor's Block 1766 (District 7) – Request for **Discretionary Review** of Building Permit 2021.0506.9906 to construct a three-story rear horizontal addition to a three-story single-family dwelling within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This 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: = Liz Watty – Staff report
- John Wong, DR – Request continuance
+ Project sponsor – Project ready to proceed
ACTION: Continued to September 29, 2022
AYES: Ruiz, Imperial, Koppel, Moore
ABSENT: Diamond

ADJOURNMENT 6:13 PM
ADOPTED OCTOBER 6, 2022