

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, February 1, 2024
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: DIAMOND, MOORE, BRAUN, IMPERIAL, KOPPEL, RUIZ
COMMISSIONERS ABSENT: NONE

THE MEETING WAS CALLED TO ORDER BY PRESIDENT DIAMOND AT 12:06 PM

STAFF IN ATTENDANCE: Aaron Starr, Audrey Merlone, Veronica Flores, Lisa Chen, Josh Switzky, Rachel Schuett, Jeff Horn, Gabriela Pantoja, Matt Dito, Laura Ajello, Corey Teague - Zoning Administrator, Trent Greenan, Elizabeth Watty – Director of Current Planning, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + INDICATES A SPEAKER IN SUPPORT OF AN ITEM;
- INDICATES A SPEAKER IN OPPOSITION TO AN ITEM; AND
- = INDICATES A NEUTRAL SPEAKER OR A SPEAKER WHO DID NOT INDICATE SUPPORT OR OPPOSITION.

A. CONSIDERATION ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

17. [2020-007806CUA](#) (M. DITO: (628) 652-7358)
1314 PAGE STREET – north side between Central Avenue and Lyon Street; Lot 013 in Assessor's Block 1221 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317 to legalize the merger of two dwelling units on the second and third floors into a single dwelling unit. The project includes the legalization of an unauthorized dwelling unit on the ground floor. The subject property is located within a RH-3 (Residential, House – Three-Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Disapprove

(Continued from Regular Hearing on November 16, 2023)

SPEAKERS: Justin Zucker – Request continuance
 ACTION: February 29, 2024
 AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
 ABSENT: None

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

1. [2023-002737CUA](#) (D. SPYCHER: (628) 652-7588)
2299 MARKET STREET – southeast corner between Noe and 16th Streets; Lot 162 in Assessor's Block 3564 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 764 to allow a change of operator of an existing Formula Retail Financial Services use (d.b.a. Bank of the West) to another Formula Retail Financial Service (d.b.a. BMO Bank N.A.) within an existing 3,221 square-foot ground floor commercial space located in the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District. The project is a change in operator only and does not include any tenant improvements beyond a change of the existing signage, to be processed under a separate sign permit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
 ABSENT: None
 MOTION: [21498](#)

2. [2023-002741CUA](#) (D. SPYCHER: (628) 652-7588)
2606 OCEAN AVENUE – northwest corner of Woodacre Drive; Lot 002 in Assessor's Block 7224 (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 727 to allow a change of operator of an existing Formula Retail Financial Services use (d.b.a. Bank of the West) to another Formula Retail Financial Service (d.b.a. BMO Bank N.A.) within an existing 2,309 square-foot ground floor commercial space located in the Lakeside Village NCD (Neighborhood Commercial District) and 26-X Height and Bulk District. The project is a change in operator only and does not include any tenant improvements beyond a change of the existing signage, to be processed under a separate sign permit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
 ABSENT: None
 MOTION: [21499](#)

3. [2023-002524CUA](#) (D. SPYCHER: (628) 652-7588)
480 COLUMBUS AVENUE – southeast corner of Green Street; Lots 018 and 19 in Assessor's Block 0131 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 186.1, 722 and 780.3 to allow a change of operator of an existing Formula Retail Financial Services use (d.b.a. Bank of the West) to another Formula Retail Financial Service (d.b.a. BMO Bank N.A.) within an existing 2,597 square-foot ground floor commercial space located in the North Beach NCD (Neighborhood Commercial District) Zoning District, North Beach SUD (Special Use District), North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict and 40-X Height and Bulk District. The project is a change in operator only and

does not include any tenant improvements beyond a change of the existing signage, to be processed under a separate sign permit.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
ABSENT: None
MOTION: [21500](#)

4. [2023-002743CUA](#) (L. AJELLO: (628) 652-7353)
2675 SAN BRUNO AVENUE – east side between Burrows and Bacon Streets; Lot 034 in Assessor's Block 5449 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, and 303.1, and 741, to allow a change of operator of an existing Formula Retail Financial Services use (d.b.a. Bank of the West) to another Formula Retail Financial Service (d.b.a. BMO Bank N.A.), within a 8,698 square-foot existing ground floor commercial space located in the San Bruno Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. The project is a change in operator only and does not include any tenant improvements beyond a change of the existing signage, to be processed under a separate sign permit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
ABSENT: None
MOTION: [21501](#)

5. [2023-002832CUA](#) (L. AJELLO: (628) 652-7353)
801 CLEMENT STREET – southwest corner of 9th Avenue; Lot 038 in Assessor's Block 1441 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 716, to allow a change of operator of an existing Formula Retail Financial Services use (d.b.a. Bank of the West) to another Formula Retail Financial Service (d.b.a. BMO Bank N.A.), within a 8,624 square-foot existing ground floor commercial space in the Inner Clement Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. The project is a change in operator only and does not include any tenant improvements beyond a change of the existing signage, to be processed under a separate sign permit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
ABSENT: None
MOTION: [21502](#)

6. [2023-007347CUA](#) (A. LINDSAY: (628) 652-7360)
500-504 CASTRO STREET – southwest corner of 18th Street; Lot 001 in Assessor's Block 2695 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 121.2, 303, and 715 to establish a nighttime entertainment use on the 1st and 2nd floors of the subject property and use size over 2,000 square feet within the Castro Street NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. The project includes a storefront merger of two existing storefront spaces at 500 Castro Street and 504 Castro Street, interior alterations, and exterior alterations. The proposed hours of operation are 11:00 AM to 2:00 AM. The restaurant use will operate for brunch, lunch, dinner service, and a late-night bar menu. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
ABSENT: None
MOTION: [21503](#)

C. COMMISSION MATTERS**7. 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.

8. CONSIDERATION OF ADOPTION:

- [Draft Minutes for December 7, 2023](#)
- [Draft Minutes for January 18, 2024](#)

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

9. COMMISSION COMMENTS/QUESTIONS**Commissioner Ruiz:**

Thank you. Yeah, I wanted to address something that I've had many conversations with community members about, and it's regarding the recent state budget cuts to affordable housing. In January, I understand the governor delivered his statewide budget, which included more than \$1.2 billion in cuts to affordable housing programs. And I think this is incredibly significant and cannot be ignored, especially amidst all of our conversations around the housing element and being in compliance. And our recent RHNA allocation, our affordable housing mandates increased by 285 percent going from nearly 17,000 affordable housing units to now almost 47,000. And I know we have fallen short in our previous affordable housing goals, and I don't think we most definitely will not reach them if we don't have support coming from the state. So I would like to suggest that the Planning Commission introduce a resolution urging the governor and state legislators to reject the proposed state budget cuts to affordable housing and support us with the resources that we're going to need to fulfill these mandates.

Commissioner Imperial:

Yeah, thank you, Commissioner Ruiz, for bringing that up. I think its, I will be supportive for the Commission to write a resolution. Of course, in terms, and that's something I would ask President Diamond if that's something we could agendized in whatever date possible for us to create a resolution and be voted on it.

President Diamond:

So I am generally supportive of this idea. We absolutely need the funding in order to meet the mandate. But I want to do it in a manner that's likely to be most effective. And therefore I turn to you, Director Hillis, to see if there's a way we can do it that is collaborative with whatever other efforts are being undertaken by the city to intercede with the state to ensure that we receive affordable funding, housing.

Rich Hillis, Planning Director:

Sure. And absolutely we're happy to work with you all to get something on calendar. I think the timing works well because the Affordable Housing Leadership Committee, which we established that was kind of called for during the housing element, is wrapping up its work. So we expect to get their recommendations soon, in the, you know, later this month. And we can calendar that when their, you know, their primary charge was to look at funding and how to meet our obligations. And obviously, one of the biggest hurdles to that is funding at local, state and national level. So you will see recommendations. So I think we can marry those two and have that hearing which we were scheduling for later this month in February and combine it with the request you have Commissioner Ruiz take an action or endorse a resolution related to that hearing. If related to that hearing, if we want to. But I think that works. The timing works well.

President Diamond:

So, Commissioner Ruiz, does that make sense to you to, maybe I could ask you to work with Director Hillis on the drafting of the resolution. And also working out the appropriate timing, because it does seem like having this information presented to us would be an important first step before adopting the resolution.

Commissioner Ruiz:

I think that sounds right to me.

President Diamond:

That's true.

Commissioner Moore:

I would actually appreciate if we would have it agendaized just to vet the issue. I mean, I would think it would be informative to Commissioner Ruiz to also hear other Commissioners' thoughts, pro or con or in between, in addition to having the public comment in whatever form is appropriate as we deliberate, I believe that we are also looking for public comment. So the budget cuts from Sacramento are coming really like a thunderstorm with the extent or the numbers being so significantly high that they almost invalidate of what we are doing here. We're trying to push from both ends without moving anything. And for that reason, I think I would appreciate having a forum to hear each other clearly because we're going to be penalized one way or the other. But if the state, who has in the past not helped in any significant way, I would appreciate having that out here and have each of us independently voice our questions and our concerns.

Rich Hillis, Planning Director:

I think yeah, I'm fine with that. Like you all control the agenda, but I'm happy to support that effort and make sure that is agendaized. But I think having the context of the report, which actually was done to look at funding options, I think is just good to have that but having the resolution separately too.

Commissioner Moore:

I totally agree with you as a stepping stone, in the end, we need to work together and I think all of us are in support of your effort. But I think for us to take an independent look at it would help.

Rich Hillis, Planning Director:

Sure.

Commissioner Moore:

Is that would that what you have been thinking of?

Commissioner Ruiz:

So, if I'm understanding correctly, agendize a resolution before --

Commissioner Moore:

Agendize the discussion.

Commissioner Ruiz:

Agendize a discussion. Yeah.

Commissioner Moore:

So that we have common ground on the points that you are trying to elevate.

Commissioner Ruiz:

That sounds fine to me.

Commissioner Braun:

I'm definitely supportive of the idea of authoring a resolution that would oppose any cuts to affordable housing, support or funding from the state. But also, I agree with President Diamond's perspective that we should make sure we're going to do this in a really effective way and with the knowledge that we need to craft the wording properly. I look forward to having a deeper conversation about this. If we do have a discussion about the issue prior to the formal, you know, action on a on a resolution, at the very least, I would appreciate more context coming forward for that. I don't want to create a huge burden for staff to prepare a whole lot of information, necessarily. But still, if there are budget cuts at the state level for affordable housing funding, I'd like to at least have the context of what programs are being cut and what kinds of dollar amounts are being considered. And whatever information is possible to bring forward to help us with our discussion would be helpful.

Rich Hillis, Planning Director:

Yeah. And these recommendations come with extensive background documents and research that we've done and where we've been. I don't think we lose any time like we do. I think the timing works. We're ready, you know, in the next couple of weeks to come to you with that report and have that discussion on, and you know, can take on the resolution as well. You're welcome to do it prior, if you want. I just think having that document, which you know, has been, been we've been working with the affordable housing community, MOHCD has been very much involved in, it shows options would be helpful, but ultimately your choice.

President Diamond:

So my strong preference is to actually have that document, and agendize our discussion after we've had a chance to review that document, I feel like I'll have way more information in order to express my views. I think we'd all benefit by having the background document. And if it's just, you know...

Rich Hillis, Planning Director:

I think it's three weeks.

President Diamond:

Three weeks, I suggest that we have that document presented to us and we agendize our discussion and potential resolution for the week afterwards or even that week, the same day...

Rich Hillis, Planning Director:

At the same day. Yeah, right.

President Diamond:

-- the same day, if you want, because we'll have received it in the staff report. Right. So we'll have had a chance to review it ahead of time.

Commissioner Imperial:

I have a question, President Diamond. In terms of, what you just mentioned. So, on the day of this Affordable Housing Council going to report on us and that is also the day that we can discuss the language of the resolution. Of course, there's a lot of and perhaps that day will not be the day for us to vote on the resolution. That's what you're saying.

President Diamond:

Uh-hum.

Commissioner Imperial:

So, it will have to be agendized for the next week perhaps to vote on the resolution.

President Diamond:

Well, it really, that's a matter of discussion, I think, between Director Hillis and Commissioner Ruiz. If you think you can have the data available to you sufficiently in advance that you could come up with the draft resolution and circulate it in the same staff package we get the Friday before the hearing, which would be the same time we'd be getting the report from the committee. I think we could consider them together if we feel like based upon the report, that additional modifications are necessary, we can consider them at the hearing or continue it. But I'd be fine scheduling them both for the same day. But really, that's Director Hillis and Commissioner Ruiz. Do you feel like you have time between now and then to draft the resolution?

Commissioner Ruiz:

Yeah, I think now between the end of February, we can draft the resolution, agendize both items together, discuss and vote that hearing.

Jonas P. Ionin, Commission Secretary:

I think it would fit nicely Commissioners on February 22nd; you already have the Expanding Housing Choice Informational Presentation coming forward. We could make it an a and b item where this item could be a potential action item.

President Diamond:

Okay. Do we need to actually vote on?

Jonas P. Ionin:

No.

President Diamond:

I didn't think so. Okay, all right.

10. REMOTE PUBLIC COMMENT

(Continued from Regular hearing on January 25, 2024)

SPEAKERS:	Georgia Schuttish – Important to continue at least thru April Sue Hestor – Other committees are still continuing with remote public comment
ACTION:	Reviewed and Commented

D. DEPARTMENT MATTERS**11. DIRECTOR'S ANNOUNCEMENTS****Rich Hillis, Planning Director:**

None.

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

Aaron Starr, Manager of Legislative Affairs:

Land Use Committee

[231144](#) Planning, Administrative Codes - Code Corrections Ordinance. Sponsor: Planning Commission. Staff: Merlone.

Good afternoon, Commissioners, Aaron Starr, Manager of Legislative Affairs. This week the Land Use committee considered the Planning Commission-sponsored Code Correction's ordinance. As you probably recall the code corrections ordinance is intended to correct errors in the code, that usually come about from previous ordinances. This ordinance was continued from last week so that some minor clerical amendments could be drafted to form. This week, those amendments were accepted by the committee, and the item was then forwarded to the Full Board with a positive recommendation.

[230734](#) Planning Code - Density Calculation in RC, RTO, NC, and Certain Named NCDs. Sponsors: Mayor; Melgar.

Next the Committee considered the mayor's ordinance to add form-based density to NC Zoning Districts outside of the PEG SUD. This commission considered this item on October 26, 2023 and voted to recommend approval with modifications. Those modifications included exempting North Beach NCD from the rezoning effort because most of it fell inside of the PEG SUD and rezoning all the Polk Street NCD because most of it fell outside of the PEG SUD. There were also other technical amendments. The mayor did incorporate all of the Commissions recommended modifications, in addition to adding form-based density to the Excelsior Outer Mission Street NCD. This was a compromise with Supervisor Safai who had also introduced a similar ordinance, which you considered at the same time as the mayors.

During the hearing, Supervisor Preston asked questions about whether a feasibility report had been done to decide if additional inclusionary rates were required. Staff responded that the TAC had recently completed a comprehensive review of the city's inclusionary rates and found that no housing project is feasible under our inclusionary program, and in response the Board had reduced those rates city wide. This analysis includes both form-based and lot-based density controls. That answer did not seem to satisfy the supervisor who appeared to want a separate study specifically for this rezoning effort. He also took issue with the level of public outreach.

Supervisor Peskin indicated he would have additional amendments that staff inferred would in some way prohibit the use of State Density Bonus for projects with form-based density in our NC Districts. However, the amendments were not yet signed to form.

There were about a dozen speakers during public comment. Most seemed to be in favor although there were a significant number of people opposing the rezoning. Once public comment had completed, the committee continued the item one week.

Full Board

[231216](#) Planning Code - Landmark Designation - Westwood Park Entrance Gateways and Pillars. Sponsor: Melgar. Staff: LaValley. PASSED Second Read

[231817](#) Hearing - Appeal of Tentative Parcel Map Approval - 1365-1371 York Street. Staff: Starr. Continued to March 5, 2024

Jonas P. Ionin, Commission Secretary:

The Board of Appeals did meet yesterday and heard one case of interest to the Planning Commission for the property at 415 Grafton. An appeal of an alteration permit to construct a vertical addition to an existing one story over basement, single family dwelling. The adjacent neighbor to the west had previously filed a discretionary review with light and air impacts from the addition, privacy impact from the property line windows concerns.

And at the March 30th, 2023 hearing, the Planning Commission heard testimony from both parties and voted 6 to 0 to not take DR and approve the project as proposed. The Board of Appeals generally felt the same, and the proposed addition is modest in size, and the appellant's own 11 foot wide side setback is more than sufficient to provide separation between the two neighboring buildings. And with that, the board voted unanimously to deny the appeal and uphold the discretionary review. Additionally, the board elected Jose Lopez as the President and Alex Lemberg as their Vice President.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Speaker – Letter to the state is a great idea

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.

13. [2021-005878CWP](#) (L. CHEN: (628) 652-7422)

EXPANDING HOUSING CHOICE (HOUSING ELEMENT ZONING PROGRAM) – Informational Presentation on upcoming zoning amendments to implement the Housing Element, in accordance with state requirements. The zoning proposal will increase allowable heights and density to enable additional housing production in state-designated “Housing Opportunity Areas.” The presentation will share themes from past community engagement, a Final Zoning Proposal map, overview of proposed Zoning Amendments and the Local Zoning Program, and next steps of the final proposal.

Preliminary Recommendation: None – Informational

SPEAKERS: = Lisa Chen – Staff report

- Georgia Schuttish – Only four sites do not have existing housing along Church Street from 30th to 21st Street, plus two non-commercial sites: St. Paul's Church and Theresa Maher Pre-K School, two are amenities make Noe Valley a Well-Resourced neighborhood. Church Street is lined with sound existing housing, primarily two or more units. Proposed codifying Flat Policy preserving Church Street Flats is good/necessary. “J” is the only one-car line in the City even though the route was extended past 30th Street to Balboa Park over 30 years ago. Over 20,000 units are required for low-income households. The Rezoning is not required to be completed until 2026. The City should take this time to protect and preserve the City's existing sound viable housing stock, not only in the Priority Equity Geographies but throughout the City. Public also needs time to read the Financial Feasibility Study for the Rezoning. RHNA numbers: Questionable?
- Irene Dietz – Quality of life
- Speaker – Lawsuits, traffic
- Paul MacDonald – Green Street and Vallejo Street, no regard for the impact
- Katherine Petrin – Proposal is unreasonable
- Rob – Lakeside, affect neighborhood character and appeal
- Calvin – Subject to demolition
- Ozzy Rohm – Lost of light, tenant displacements and empty storefronts
- Brooke Sampson – Does not support any upzoning in all of San Francisco
- Speaker – Outreach not equitable
- Courtney Damkroger – Will result to demolition, higher rent, loss of character
- + Jeff Price – Good start, rapid transit
- Lori Brooke – Threatens affordability
- Stan Hayes – Pause and rework the upzoning proposal, many people are unaware
- + Kate Bloomberg – Bringing life to the city
- Mary Rose Hayes – Cow Hollow
- Speaker – Population growth, supply and demand
- Speaker – Explore properties in other counties
- Reg Steer – Need much more input from people

- Jane Barish – Disadvantages, go back to the drawing board
- Ann McKenzie – Where will the money come from, none will serve the low income
- Mark Kelleher – Affect to natural light
- Gailyn – Poor community outreach
- + Josh – Will reverse the inequities
- Sandra Dratler – Should be distributed throughout the community
- Anne Bertrand – Affordable housing
- + Missy Dean Murphy – Expand to neighborhoods that we not included
- Speaker – Not notified
- Jan Diamond – Not produce low income housing
- Barbara – High rise with no affordable housing
- Carolyn Merrin – Select appropriate locations
- Gilbert – No effort to get to the 57% affordable housing
- Speaker – Not many people in the community are fully aware of the proposal
- David Woo – Targets commercial corridors, result in displacements
- Don Natsumi – Displacements, affordable housing for whom
- Joseph Smook – Rent controlled housing program
- Ana Cristina – Severe negative impacts, displacements
- + Barack – Zone the entire city
- Jill Bitner – Massive ramifications to the city, iconic views will be obstructed
- Bridget Maley – Impacts to eastern Cow Hollow
- + Tyler Stole – Conducting workshops, architect vetted standards
- + Steven Dodson – Noe Valley not in the upzoned area, should be upzoned
- + David Brockman – Need to be 2 or 3 times the size to meet our goals
- + Saleem – Outreach has been unprecedented
- + Bob – Make it happen faster
- + Charlie Natoli – Could do even more, equity
- Monica Morse – Plan is overly simplistic, focus on communities and families
- + David Kim – Changes are necessary
- + Jane Natoli – Create more opportunity for more homes
- + Ken Mirkani – In a crisis, we need vibrancy, we need housing
- + Mike Spain – Dogpatch suited to be rezoned
- Amanda Scott – Facing displacement
- + Bryan Kwon – Able to build senior housing due to upzoning
- Ann Harvey – It will ruin the city
- Liz White – No affordable housing with this upzoning
- Catherine Howard – Severe negative impacts to Sunset districts
- Speaker – Rezoning is not required by state law until 2026
- + Jonathan Buneman – Urbanism
- + Mike Chen – Go beyond the proposal and maximize
- Robin Tucker – Limited light
- + Brandon – Make the city affordable and accessible for many
- = Rudy Gonzalez – Construction financing
- = Josh Switzky – Response to comments and questions
- = Rich Hillis – Response to comments and questions

ACTION: Reviewed and Commented

14. [2019-004110ENV-02](#) (R. SCHUETT: (628) 652-7546)
2675 GEARY BOULEVARD (WHOLE FOODS) – Certification of the Final Environmental Impact Report (EIR) – The project site is an existing 49,825-square-foot vacant retail space on level 3 of the City Center shopping center located on the block bounded by Geary Boulevard to the north, Masonic Avenue to the west, O’Farrell Street to the south, and Lyon Street to the east (Assessor’s block 1094/ lot 001). The proposed project would renovate the vacant retail space for a new Whole Foods Market grocery store. The proposed project also includes replacement of existing heating, ventilation, and air conditioning (HVAC) equipment including new refrigeration equipment in an expanded mechanical penthouse and installation of two cooling towers on the roof of the existing loading dock. The project site is located within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District, and 40-X and 80-D Height and Bulk Districts.

Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on January 30, 2023. Public comment will be received when the item is called during the hearing. However, comments submitted will not be included in the Final EIR.

Preliminary Recommendation: Certify

SPEAKERS: = Rachel Schuett – Staff report
 = Jeff Horn - Staff report
 + Jennifer Rank – Project sponsor presentation
 + Dan Torres – Project labor agreement, local hire
 + Rudy Gonzales – Meets the standards objectively
 ACTION: Certified as Corrected
 AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
 ABSENT: None
 MOTION: [21504](#)

15. [2019-004110CUA-02](#) (J. HORN: (628) 652-7366)
2675 GEARY BOULEVARD – bounded by O’Farrell Street on the south, Masonic Avenue on the west, Geary Boulevard on the north, and Lyon Street on the east; Lot 001 in Assessor’s Block 1094 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1 and 712 to permit a Formula Retail use (d.b.a. Whole Foods Market) within an existing 49,825-square-foot vacant commercial space located in a NC-3 (Moderate Scale Neighborhood Commercial) Zoning District and 80-D and 40-X Height and Bulk Districts.
Preliminary Recommendation: Approve

SPEAKERS: = Same as item 14.
 ACTION: Approved as Amended in error. Failed to include Adoption of CEQA Findings on the Agenda.
 AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
 ABSENT: None

- 16a. [2023-004579CUA](#) (G. PANTOJA: (628) 652-7380)
331-333 CORTLAND AVENUE – north side between Bennington and Bocana Streets; Lot 014 in Assessor’s Block 5667 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317 and 738 to convert an existing two-story mixed-use building including a dwelling unit into to a Religious Institution Use (DBA “Or Shalom Jewish Community”) within the Cortland Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Disapprove

SPEAKERS: = Gabriela Pantoja– Staff report
 + Matt Rudoff – Project sponsor presentation
 + Emma Ramoy – Project sponsor presentation
 + Sarah Hoffman – Project sponsor presentation
 + Rabbi Faryn Borella - Project sponsor presentation
 + Betsy – Very important to the community
 + Judy – Grant variance
 + Jennifer Joseph – Please approve
 + Steven Girard – Revise the zoning permit
 + Joel – Supports the CUA, synagogue’s contribution to the community
 + Paul Stine – Walkable, no in the neighborhood
 + Speaker – A place to flourish
 = Liz Watty – Response to comments and questions
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
 ABSENT: None
 MOTION: [21506](#)

- 16b. [2023-004579VAR](#) (G. PANTOJA: (628) 652-7380)
 331-333 CORTLAND AVENUE – north side between Bennington and Bocana Streets; Lot 014 in Assessor's Block 5667 (District 9) – Request for **Variance** from Planning Code Section 155.2 (bicycle parking). The proposed Religious Institution Use is required to provide five Class 1 and two Class 2 bicycle parking spaces pursuant to Planning Code Section 155.2. The Project will provide two Class 2 bicycle parking spaces within the adjacent public right of way but will not provide any Class 1 bicycle parking spaces. The subject property is located within the Cortland Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 16a.
 ACTION: ZA Closed the PH and indicated an intent to Grant

18. [2023-002709CUA](#) (L. AJELLO: (628) 652-7353)
 2812 MISSION STREET – west side between 24th and 25th Streets; Lot 001B in Assessor's Block 6516 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, and 303.1, and 754, to allow a change of operator of an existing Formula Retail Financial Services use (d.b.a. Bank of the West) to another Formula Retail Financial Service (d.b.a. BMO Bank N.A.), within an existing 3,395 square-foot ground floor commercial space located in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 45-X/85-X Height and Bulk District. The project is a change in operator only and does not include any tenant improvements beyond a change of the existing signage, to be processed under a separate sign permit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Laura Ajello– Staff report
 + Dan Maroon – Project sponsor presentation
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
 ABSENT: None
 MOTION: [21507](#)

G. DISCRETIONARY REVIEW CALENDAR

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

19. [2023-003851DRP](#) (D. WINSLOW: (628) 652-7335)
 2247 31ST AVENUE – west side between Rivera and Santiago Streets; Lot 012 in Assessor's Block 2318 (District 4) – Request for **Discretionary Review** of Building Permit No. 2023.0206.1476 to construct a side addition and rear deck unit to a two-story single-family dwelling within a RH-1 (Residential House – One 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

SPEAKERS: = Trent Greenan – Staff report
 - Andre Erne – DR presentation
 - Yangyang Deng – DR presentation
 + Douglas Mok – Project sponsor presentation
 ACTION: No DR
 AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
 ABSENT: None
 DRA: [847](#)

ADJOURNMENT 6:15 PM

ADOPTED FEBRUARY 15, 2024