

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 23, 2023
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT TANNER AT 1:05 PM

STAFF IN ATTENDANCE: AnMarie Rodgers, Lily Langlois, Maggie Laush, Vincent Page, Elizabeth Gordon-Jonckheer, David Winslow, Corey Teague – Zoning Administrator, Liz Watty – Director of Current Planning, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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

1. 2022-007251CUA (K. AGNIHOTRI: (628) 652-7454)
300 PAGE STREET – northwest corner of Laguna Street; Lot 002 in Assessor's Block 0840 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.4 and 303, to establish a Hotel use, of five guest rooms, within a three-story building containing a residential Religious Institutional use, within a RTO (Residential

Transit Oriented District) Zoning District and 40-X Height and Bulk District. The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Proposed for Continuance to March 16, 2023)

SPEAKERS: None

ACTION: Continued to March 16, 2023

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

2. 2020-010373DRP (D. WINSLOW: (628) 652-7335)
330 RUTLEDGE STREET – north side between Alabama Street and Peralta Avenue; Lot 014 in Assessor's Block 5540 (District 9) – Request for **Discretionary Review** of Building Permit No. 2020.0930.5493 to construct a retaining wall at the rear property line to address N.O.V #201902301 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\(h\)](#).
(Proposed for Continuance to March 23, 2023)

SPEAKERS: = Norma Garcia – DR requestor, ready to go, will agree to continue

ACTION: Continued to March 23, 2023

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

12. [2019-023037ENV](#) (S. GEORGE: (628) 652-7558)
WATERFRONT PLAN – Certification of the **Final Environmental Impact Report** (EIR). The Port of San Francisco's proposed 2019 Waterfront Plan Project (2019 Plan or proposed project) would update and amend the 1997 Waterfront Land Use Plan, which sets long-term goals and policies to guide the use, management, and improvement of 7.5 miles of properties owned and managed by the Port's jurisdiction, from Fisherman's Wharf to India Basin. The nine goals and policies proposed by the Plan include but are not limited to preservation and enhancement of the waterfront's function as a maritime port, hosting a diversity of activities and people, enhancing public access and open space along the waterfront, the design of quality new development and preservation of the waterfront's historic character, strengthening the Port's resilience to climate change impacts, and cultivating an environmentally sustainable port to limit the impacts of climate change. The EIR would analyze the physical environmental impacts of the proposed goals, policies, and objectives of future waterfront improvements, and includes land use growth assumptions determined by the San Francisco Planning Department, and the resulting physical development that could occur under the 2019 Plan. Land use objectives proposed by the Plan are particular to each of the five waterfront subareas: Fisherman's Wharf, Northeast Waterfront, South Beach, Mission Bay and the Southern Waterfront. Overall, the land use objectives increase intensity of use, diversify uses, and enhance public access and transportation infrastructure throughout the waterfront. The 2019 Plan requires amendments to the general plan, planning code, and zoning map (for waterfront special use districts), including updates the waterfront design review procedures and creation of the Waterfront Special Use District 4.

Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on April 25, 2022. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify

(Continued from a Regular hearing on February 9, 2023)

SPEAKERS: None
ACTION: Continued to March 9, 2023
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner

B. CONSENT CALENDAR

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

3. [2022-010161CUA](#) (M. GIACOMUCCI: (628) 652-7414)
601 TOWNSEND STREET – southwest corner of 7th Street; Lot 001 in Assessor's Block 3799 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 608.14, to authorize the existing "Baker & Hamilton" sign located on the eastern corner of the rooftop of the subject property as a Vintage Sign, within a UMU (Urban Mixed Use) Zoning District and 68-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: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
MOTION: [21254](#)

4. [2022-011188CUA](#) (C. ALEXANDER: (628) 652-7334)
1700 CALIFORNIA STREET – northwest corner of Van Ness Avenue; Lots 036-089 in Assessor's Block 0642 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.3 and 303 to permit a change of use for 47,238 square feet on floors two through five of the subject property from a General Office use to a Health Service use within a RC-4 (Residential-Commercial, High-Density) Zoning District, Van Ness SUD (Special Use District), Van Ness Automotive SUD (Special Use District), and 80-D 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: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
MOTION: [21255](#)

C. COMMISSION MATTERS

6. 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.

7. Consideration of Adoption:

- [Draft Minutes for February 9, 2023](#)

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

8. Commission Comments/Questions

Jonas P. Ionin, Commission Secretary:

If there are no comments and questions from the Commission, if you would indulge me just for one moment Commissioners, as of March 1st, the Mayor's office and the state and everybody is lifting all the Covid restrictions and Brown Act relaxations. And so, to remind you that as of March 1st, you will need to appear in person unless you have submitted a request to DHR for a disability reasonable accommodation. If you have not received that authorization from the Department of Human Resources, then you will need to appear in person and remote participation in these meetings will no longer be available to you for any reason unfortunately. Even though we have the technology. Furthermore, you have the right as a policy body to elect to no longer receive public comment remotely, except for a disability request for reasonable accommodation. So, you all may direct me to no longer provide that access through Webex or phone and for public comment if you so choose. If I don't hear anything from you, I will assume that we will remain with the status quo given that people have become quite accustomed to it. I do believe the Mayor's office in coordination with the City Administrator's office and the Board of Supervisors will be issuing direction to all policy bodies and Commissions such as ours, for consistency. But until we hear that, I suggest we just sort of move along as we have been.

President Tanner:

Yes, certainly. I do see some hands up. And I'll just say on the comment of the remote public access, I think it has been very successful and I don't think we've had, I mean obviously sometimes the technology has challenged us, but for the most part it has been very effective, and sometimes you can't hear what people are saying, some people mumble, TV is on the background, but not really any problems from it. And if it enables people to give their comments, I hope that we can continue that practice. And again, thank you and your staff for facilitating that and also SFGov and other technology who help support the effort. And I know it was not easy to get going but it's running very smoothly from -- at least from our perspective but I literally have to push none of the buttons and make any of it go. So, thank you again for making it happen.

Commissioner Moore:

I would fully support what President Tanner just said. Indeed, this is a public forum and I think we have been very successful in inviting public comment and really making ourselves available to be transparent and accessible. That was not actually the reason why I was pressing my button. I wanted to remind staff and repeat my request to have a discussion on how we are extending the use of parking lots. I would like to see some policy including what are the time frames we are allotting. I hear 2 years, 5 years, 3 years. In some cases, I see us doing it repeatedly over quite a few years and I think we need to look at land resource in a slightly different way. That said, I would like a follow up discussion with staff, some background and encourage the rest of my Commissioners to support that as an idea. Thank you.

President Tanner:

I am certainly supportive of that. Thanks, Commissioner Moore.

Commissioner Imperial.

Yeah, I would -- in terms of the remote access, yes, I would also support that. I believe, and there are some discussions in other committees, I believe in the the Rules Committee, where people with disabilities and seniors having come to the City Hall is, can be challenging. So, I think having that option of remote access for public hearing should be still open. And I do support what Vice President Commissioner Moore in terms of the parking spaces. In terms of, again, as we're trying to remind ourselves of Housing Element and what, you know, again, in terms of investing on or looking into the sites that we have and how to identify this and looking into as well an extension of those why, how can we, the Planning and also perhaps in other city agencies could also see these parking spaces in a more productive that align our goals with the Housing Element.

D. DEPARTMENT MATTERS**9. Director's Announcements****Liz Watty, Director of Current Planning:**

No announcements today other than Director Hillis is on a well-deserved vacation this week so I am acting director for today's hearing.

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

None.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – 2/20/2014, alterations that were really demolitions

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.

- 11a. (C. TEAGUE: (628) 652-7328)

[OFFICE PROJECTS STATUS UPDATE](#) – **Informational Presentation** – The purpose of this presentation is to provide the Planning Commission information regarding office projects approved by the Commission that have not yet started construction.

Preliminary Recommendation: None – Informational

SPEAKERS: = AnMarie Rodgers – Introduction
= Kate Sofis – OEWD presentation
= Jacob Bintliff – OEWD- Economic Recovery presentation
= Lily Langlois – Staff Presentation
= Corey Teague – Staff Presentation
= David Woo – Monitoring report of the Central SoMa plan
= Kat Daniels – OEWS - Response to comments and question
= Sue Hestor – Focus on housing for working people in the downtown area

ACTION: Reviewed and Commented

- 11b. [2022-010182CWP](#) (L. LANGLOIS: (628) 652-7472)

[DOWNTOWN RECOVERY](#)– **Informational Presentation** – The Planning Department and Office of Economic and Workforce Development will discuss coordinated City efforts to address Downtown Recovery. The presentation will include an overview of the City's [Roadmap to Downtown San Francisco's future](#) and the Planning Department's [Future of Downtown](#) effort focused on four themes; Economic Diversification and The Future of Office, Expanding Downtown Housing, Public Life and Retail, and Union Square.

Preliminary Recommendation: None – Informational

SPEAKERS: Same as item 11a.

ACTION: Reviewed and Commented

13. [2019-004404CUA](#) (M. LAUSH: (628) 652-7339)
[3434 17TH STREET](#) – northeast corner of Albion Street; Lots 013 and 014 in Assessor's Block 3568 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 762 and 303 to allow temporary use, for a term not to exceed five years, of a portion of the accessory surface parking lot of a Mortuary (DBA Duggan's Funeral Service) as a Public Parking Lot (DBA Golden State Parking), within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-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 February 9, 2023)

SPEAKERS: = Liz Watty – Staff introduction
= Maggie Laush – Staff Presentation
+ Justin Zucker – Project Sponsor Presentation
= Alex Lansberg – Add EV parking
ACTION: Approved with Conditions as amended and submitted by Staff
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
MOTION: [21256](#)

14. [2021-006164CUA](#) (V. PAGE: (628) 652-7396)
[258 CUMBERLAND STREET](#) – north side between Sanchez and Church Streets; Lot 047 in Assessor's Block 3600 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317 to legalize the tantamount to demolition of an existing 2,056 gross square-foot, two-story, one-family dwelling and to construct a 3,954 gross square-foot, five-bedroom, one-family dwelling with a 310 square-foot garage, one off-street automobile parking space, and one Class 1 bicycle parking space, within a RH-2 (Residential, House – Two-Family) Zoning District, Central Neighborhoods Large Residence 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 February 2, 2023)

SPEAKERS: = Vincent Page – Staff report
+ Justin Zucker – Project sponsor presentation
+ Aharon Poliker – Project sponsor
+ David Cincotta – Add a condition for a no roof deck and no stairs
= Rick Carrell – Design changes
= Georgia Schuttish – Demo calcs, speculative project
= Liz Watty – Response to comments and questions
ACTION: Approved with Conditions as proposed for a single-family dwelling, with suggested NSR conditions:
1. No exterior stair on the west side; and
2. No roof deck.
Striking any reference to a two-unit building throughout the Motion.

AYES: Braun, Diamond, Koppel, Tanner
 NAYS : Ruiz, Imperial, Moore
 MOTION: [21257](#)

5. [2022-005559CUA](#) (K. DURANDET: (628) 652-7315)
1700 PINE STREET – northwest corner of Franklin Street; Lot 004 in Assessor's Block 0648 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 712 and 303 to allow the change of use from an existing Automotive Repair use (Automotive Use, Retail) to Fleet Charging (Automotive Use, Non-Retail) and a use size greater than 6,000 square feet within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 130-E 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: = Elizabeth Gordon-Jonckheer – Staff report
 + Hannah Jacobus – Project sponsor presentation
 + Alex Lansberg – EV charging
 - Sue Hestor – Level of hazard on the street
 - Speaker – Disruptive to community
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
 MOTION: [21258](#)

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. [2021-010975DRP](#) (D. WINSLOW: (628) 652-7335)
1600 LAKE STREET – northwest corner of 17th Avenue; Lot 006A in Assessor's Block 1341 (District 1) – Request for **Discretionary Review** of Building Permit No. 2021.0930.9605 proposes to expand a ground level garage, add a garage door, and replace windows and a driveway gate to a two-story over basement, 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: = David Winslow – Staff report
 - Jerry Dratler – DR presentation
 + Susan McCormic/Taylor – Owner
 + Deborah Holley – Project sponsor presentation

- Ozzie Rohm – Following the process and complying with codes
- + Allan – Improved the house
- + Speaker – Honest and responsible owners
- Katherin Petrin – Diminishing levels of review on historic resources
- + Speaker – Proposed project is done well

ACTION:

No DR

AYES:

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

DRA:

[813](#)

ADJOURNMENT – 4:47 PM

ADOPTED MARCH 9, 2023