

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, May 4, 2023
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Tanner, Moore, Braun, Diamond, Imperial, Koppel
COMMISSIONERS ABSENT: Ruiz

THE MEETING WAS CALLED TO ORDER BY PRESIDENT TANNER AT 1:00 PM

STAFF IN ATTENDANCE: Aaron Starr, Maggie Laush, Veronica Flores, Audrey Merlone, Lily Langlois, Ryan Balba, Gabriela Pantoja, AnMarie Rodgers, Carly Grob, 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. 2022-010007CUA (R. SALGADO: (628) 652-7332)
345 SPEAR STREET – east side between Harrison and Folsom Streets; Lot 002 in Assessor's Block 3744 (District 6) – Request to modify the Child Care Condition of Approval (under

Condition “C”) for an existing **Conditional Use Authorization** approved by the Planning Commission on November 14, 1985, under Motion No. 10505, related to the Project’s required on-site childcare center. The Project authorized under Motion No. 10501 included the adaptive reuse of the historic Hills Bros. building to office use and the construction of a new mixed-use building with office, residential, and retail space on the subject property. No physical modifications to the existing on-site childcare center are being sought in connection with this Conditional Use Authorization. The Project Site is within the RH DTR (Rincon Hill Downtown Residential) Zoning District and 105-X/84-X/85/200-R Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to June 15, 2023)

SPEAKERS: None
 ACTION: Continued to June 15, 2023
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 ABSENT : Ruiz

11. [2021-007063CUA](#) (G. PANTOJA: (628) 652-7380)
0 ALEMANY BOULEVARD/TOMPKINS AVENUE – north side of Alemany Boulevard and Tompkins Avenue between Peralta Avenue; Lot 023 in Assessor’s Block 5695 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 211.2 and 303 to establish a Community Recycling Collection Center use (DBA “One Planet Recycling SF”) within a Public (P) Zoning District and 40-X Height and Bulk District. The business is established at the adjacent properties and will utilize the subject lot to provide vehicular access and storage. 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: Continued to July 13, 2023
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 ABSENT : Ruiz

B. COMMISSION MATTERS

2. Land Acknowledgement

President Tanner:

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

3. Consideration of Adoption:

- [Draft Minutes for April 20, 2023](#)

SPEAKERS: None

ACTION: Adopted

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

ABSENT : Ruiz

4. Commission Comments/Questions

Commissioner Moore:

I ask that we close in memorial of Banko Brown today. An event that has saddened everybody in the city. And I witnessed the testimony at the Board of Supervisors and I ask that we think of him tonight.

President Tanner:

Certainly. Thank you for that, Commissioner Moore. Are there any other comments or questions, Commissioners? I think only something else on a different note but also sad, we just had the Union Square presentation, and then of course the news this week about Nordstrom and Saks off Fifth. So, certainly things not improving but and all the more reason for our efforts that we will be undertaking and matters that are on our agenda today and that we'll see continuing in terms of policy to try to help recover and reimagine our downtown, the core of the city. So, another sad moment in a different way. But on a positive note, we do have a Warriors game tonight. So, hopefully we can see something good happening for our city.

Jonas P. Ionin, Commission Secretary:

Yeah. Hopefully we can get out early enough to see it.

C. DEPARTMENT MATTERS

5. Director's Announcements

Liz Watty, Director of Current Planning:

Hi, Liz Watty, Director of Current Planning, acting Director while Director Hillis is out of the office today. We do just have one quick announcement I wanted to share with you. We actually have graduate students from Cal-Poly's Master's program in City and Regional Planning in the chambers today. They drove all the way up from San Luis Obispo to join us. Each year the Graduate Student Planning Association selects a Planning agency across California to give their students the opportunity to learn and hear from development review professionals working in the real world and this year they selected San Francisco. Our staff have given them an overview of our Department and Design Standards, Living Alleys, various local and state housing programs and how we implement them. So, they have gotten a little bit of a crash course from us today but we wanted to just acknowledge that they are in the chambers and to welcome them.

President Tanner:

Great. Welcome, students. We're so glad to have you here. Hopefully, we will provide exciting and very varied hearing with lots of different topics today. So, a good day to be here. Thank you.

6. 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**

221105 Planning Code - HOME-SF. Sponsor: Peskin. Staff: V. Flores.

221021 Planning, Administrative Codes - HOME-SF. Sponsors: Dorsey; Peskin. Staff: V. Flores.

This week the two HOME-SF ordinances were back at the Land Use Committee after having been amended and then continued last week. This week there was only one public commenter, who represented the Housing Action Coalition, opposing Supervisor Peskin's ordinance that would exclude Article 10 districts from HOME SF and supporting Dorsey and Peskin's ordinance that would allow rent control in lieu of additional inclusionary requirements.

After public comment, there was no discussion or questions from the Supervisors, and both were recommended to the Board.

Full Board

230058 Planning Code, Zoning Map - Rezone Designated RM-2 Parcel. Sponsor: Stefani. Staff: Merlone. Passed First Read,

230280 General Plan - Environmental Justice Framework and General Plan Introduction. Sponsor: Planning Commission. Staff: Ngo. Passed First Read

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – The point of the email I sent yesterday for General Public Comment today was to highlight “cashing out” by vulnerable San Francisco residents as analyzed by Staff in 2021 and to also highlight the speculative development loophole in the Priority Equity Geographies which now apparently includes the MAP 2020 area. The current Tantamount to Demolition values in Section 317(b)(2)(B) and (b)(2)(C) will remain a loophole for speculative development in the Priority Equity Geographies regardless of the requirements in “Housing For All”. No one wants to see the Priority Equity Geographies become the new epicenter of de facto Demolition with huge, multi-million-dollar sale-price increases, as

happened over the past decade since the last economic crisis in Noe Valley. But speculative developers might. The Commission should assert its legislative authority under Section 317(b)(2)(D) for the Priority Equity Geographies.

Speaker – Land Use issue, people rights

William Walker – Rights to translation services

E. 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.

7. [2019-020031CUA](#) (K. DURANDET: (628) 652-7315)
2861-2899 SAN BRUNO AVENUE (AKA 90-98 WOOLSEY STREET) – east side between Woolsey and Wayland Streets; Lots 037 and 022 in Assessor's Block 5457 (District 9) – Request for **Conditional Use Authorization** under Planning Code Sections 303 and 317 to address multiple Notices of Violation from the Planning Department and Department of Building Inspection by removing 20 dwelling units constructed without the benefit of a permit within five contiguous buildings on Lot 37 that are currently authorized for ground floor retail sales and service uses, second floor non-retail professional service uses, and a total of 10 dwelling units on the third and fourth floors (five flats per floor, across five buildings). The proposal also seeks to legalize the exceedance of construction and the de facto demolition and modification of original approval to allow 2nd floor non-retail professional services and two residential flats on the third and fourth floors of the building at 2861 San Bruno Avenue (Lot 22). This building was originally approved as ground floor commercial, and two residential townhouse units at the second, third and fourth floors. The proposal will restore the buildings to their original approved features, including various façade modifications. As proposed, the Project (inclusive of Lots 037 and 022) would result in 12 dwelling units within six contiguous, four-story buildings. The Project also includes twelve off-street accessory parking spaces, 12 Class 1, and three Class 2 bicycle parking spaces. Lastly, the Project also seeks to modify the method of inclusionary housing compliance, as described in Condition of Approval No. 10-15 from Motion No. 18782, changing from providing one on-site affordable housing unit to payment of the in-lieu fee. 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 Regular hearing on April 27, 2023)

Note: On February 16, 2023, after hearing and closing public comment, continued to March 16, 2023, by a vote of +7-0. On March 16, 2023, after an update from staff and closing public comment, continued to April 27, 2023 by a vote of +6 -0 (Ruiz absent). On April 27, 2023, without a hearing, continued to May 4, 2023 by a vote of +6 -0 (Ruiz absent).

SPEAKERS: = Liz Watty – Staff report
 + Ryan Patterson – Project sponsor report

- Jerry Dratler – Tenant relocation, rent controlled units
 - Georgia Schuttish – On January 17, 2013 the original architects said that 2nd floor would not become housing due to fact that it could not meet Code for egress, square footage constraints could not allow adding a second stairway. Public concerned about housing on 2nd floor at hearing. Commission discussed possibility/problems of housing on this floor. Sent an email to the Commission on April 20, 2023. 2861-2865 San Bruno Avenue portion of project should have received greater scrutiny when approved as Alteration in 2014. This was after the use and abuse of the Demo Calcs at Crown Terrace which fell down the hill in 2013 after also being approved as an Alteration in 2012. Demo Calcs should have been adjusted sometime between 2009 and 2012-2014. It is appropriate to ask: Why did the owners think they could get away with this illegal project which is located in proposed Priority Equity Geographies SUD?

- Alicia Sandoval – Tenants displacement

- Mark Hooshmand – Tenants' concerns

- Sue Hestor – Bring this up at the Joint hearing with BIC

= Kristen Jensen, Deputy CA – Response to comments and questions

= Ryan Casey, DPH – Response to comments and questions

ACTION: Approved with Conditions as amended to include:

1. Subsequent plans/schedules must be posted and mailed to tenants; and
2. Any acceptance and/or rejections be submitted in writing and provided to the Planning Department.

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

ABSENT : Ruiz

MOTION : [21316](#)

13. [2022-004965CUA](#) (M. LAUSH: (628) 652-7339)
2490 SAN BRUNO AVENUE – west side between Silliman and Felton Streets; Lot 012 in Assessor's Block 5925 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 741 to establish an approximately 1,908 square-foot Cannabis Retail Use with no on-site consumption of cannabis products (d.b.a. "Portola Pipeline") within an existing vacant commercial space on the ground floor of a two-story commercial building within the San Bruno Avenue NC (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Maggie Laush – Staff report

+ Jesse Henry – Project sponsor report

+ Brandan Hallinan – Project sponsor report

- Speaker – Pattern

- Hazel Lee – Community will be out of balance

- Herbert Chandler – Moratorium on new applications

- Speaker – Will damage a peaceful community

- Speaker – Do not allow the dispensary

- Speaker – Against it because of their fear of the crime
- Speaker – Do not want her kids to get involved with marijuana
- Speaker – Oppose the opening
- Speaker – Protect the next generation
- Speaker – Oppose cannabis dispensary
- Speaker – Oppose cannabis dispensary
- Speaker – Why are you promoting cannabis
- Speaker – Not good for the community
- Speaker – Not good for the community, young people
- Speaker – Opposes the opening of the dispensary
- Speaker – Harmful to the next generation
- Speaker – Not good to the elderly and the young, hear our voices
- Yi Ming Lee – Marijuana is harmful to the children and elders
- Speaker – Impact on the safety of the environment
- Speaker – Harmful mentally and physically
- Speaker – Protect the youth
- Speaker – Protect the next generation
- Speaker – Harmful to the society
- Speaker – Protect the next generation
- Speaker – Keep a healthy community
- Tom Ho Guk – Harmful to the next generation
- Speaker – Strongly oppose the opening
- Speaker – Listen and support the community
- Speaker – Oppose the opening of the store
- Speaker – Harmful to our children
- Speaker – Harmful to the mental and physical development of the children
- Speaker – Harmful to the mental and physical development of the children

ACTION: Approved with Conditions

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

ABSENT : Ruiz

MOTION : [21317](#)

8. [2023-002633PCA](#) (V. FLORES: (628) 652-7525)
SMALL BUSINESS MONTH FEE WAIVERS INCLUDING FOR AWNING INSTALLATION [BF 230212] – **Planning, Building, Fire Codes Amendments** – an ordinance, sponsored by Supervisor Engardio, to amend the Planning, Building, and Fire Codes to codify the annual waiver of awning replacement fees and awning sign fees applied for during the month of May, to annually waive fees for new awning installations applied for during the month of May, and to indicate that the Planning Code, Building, and Fire Code waivers pertaining to pedestrian street lighting as well as awning replacement, awning installation, and awning sign fees are keyed to permit application in May rather than permit issuance in May; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

SPEAKERS: + Tita Bell, Legislative Aide – Introduction to the program
 = Veronica Flores – Staff report
 = Liz Watty – Response to comments and questions
 = Aaron Starr – Response to comments and questions
 ACTION: Approved with Modifications and Amendments submitted by staff
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 ABSENT : Ruiz
 RESOLUTION : [21318](#)

- 9a. [2023-003165PCA](#) (L. LANGLOIS: (628) 652-7472)
COMMERCIAL TO RESIDENTIAL ADAPTIVE REUSE AND DOWNTOWN ECONOMIC REVITALIZATION [BF 230371] – **Planning and Building Code Amendments** – an ordinance, sponsored by Mayor Breed and Supervisor Peskin to amend the Planning Code to 1) facilitate residential uses Downtown by authorizing the conversion of non-residential uses to residential use in C (Commercial) Zoning Districts, and exempting such projects from requirements for rear yard, open space, streetscape improvements, dwelling unit exposure, bike parking, dwelling unit mix, and Intermediate Length Occupancy controls, permitting live work units in such project, streamlining administrative approvals for projects in the C-3 Zoning District, and modifying the dimensional limits on exemptions to height restrictions for mechanical equipment, elevator, stair, and mechanical penthouses; 2) economically revitalize Downtown by adding Flexible Workspace as a defined use, authorizing large scale retail uses in the C-3 Zoning District, allowing window displays in the C-3 Zoning District, allowing Flexible Workspace as an active ground floor commercial use along certain street frontages in C-3 Zoning Districts, allowing accessory storage in any C zoning district, allowing the temporary installation for 60 days of certain signs in the C-3-R District, allowing temporary non-residential uses in vacant spaces for up to one year, reducing density limits for Residential Dwelling Units and Senior Housing in the C-2 Zoning Districts east of or fronting Van Ness/South Van Ness Avenue and north of Townsend Street, principally permitting Laboratory, Life Science, Agricultural and Beverage Processing, and Animal Hospitals in C-2 Zoning Districts, principally permitting Senior Housing, Residential Care Facilities, Outdoor Entertainment, Open Recreation Areas, Animal Hospitals, and Trade Schools in the C-3 Zoning District, allowing formula retail as a ground floor use on Market Street, principally permitting office and design professional uses on the second floor and higher in the C-3-R Zoning District, and requiring consideration of office vacancy in consideration of granting exceptions in the Transit Center Commercial Special Use District; 3) streamline sign permitting citywide and in the C-3 Districts by allowing for the repair and rehabilitation of certain neon signs, and exempting existing business signs in the C-3 Zoning District from certain zoning controls; 4) streamline Historic Preservation review of administrative certificates of appropriateness, and minor permits to alter for awnings, and Qualifying Scopes of Work, as may be delegated by the Historic Preservation Commission; 5) provide alternatives to on-site open space in certain C-3 Districts by allowing for payment of an in lieu fee as an alternative to providing open space; 6) facilitate residential adaptive reuse by amending the Building Code to add standards for adaptive reuse of non-residential buildings; and 7) principally permit formula retail and waive size limitations for such uses on a portion of Showplace Square Area (555 9th Street, Assessor's Parcel Block No. 3781, Lot 003); affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of

Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Lily Langlois – Staff report
 + Jacob Bintliff – Introduction to the ordinance, Mayor’s roadmap
 + Sunny Angulo, Legislative Aide – Introduction to the Downtown Recovery ordinance
 + Madison Tam, Legislative Aide – Introduction to the Impact Fees ordinance
 = Audrey Merlone – Staff report
 = David Woo – Allow more time for public process, impacts
 = Jake Price – Explore a longer timeline
 + Ken Rich – Union Square
 + Vivian Dwyer – Possibilities for the results
 = Sue Hestor – Continue, hear from the low-income community
 = Liz Watty – Response to comments and questions
 = AnMarie Rodgers – Response to comments and questions

ACTION: Approved with Modifications, including the recommendations regarding POPOS – “A Commercial to Residential Adaptive Reuse project which retains a commercial use above the ground floor would have to retain the existing POPOS.

A Commercial to Residential Adaptive Reuse project which does not retain a commercial use above the ground floor, would not have to retain the existing POPOS.” as well as, adding a sentence to 210.5(f) “Following January 1, 2027 the Planning Commission shall hold a hearing to evaluate the Commercial to Residential Adaptive Reuse Program and make a recommendation to the Board of Supervisors on the Program, including whether to extend the application period beyond December 31, 2028.

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

ABSENT : Ruiz

RESOLUTION : [21319](#)

- 9b. [2023-003166PCA](#) (A. MERLONE: (628) 652-7534)
DEVELOPMENT IMPACT FEES FOR COMMERCIAL TO RESIDENTIAL ADAPTIVE REUSE PROJECT [BF 230372] – Planning Code Amendments – an ordinance sponsored by Supervisors Dorsey and Safai to amend the Planning Code to exempt eligible Commercial to Residential Adaptive Reuse Projects from development impact fees in Article 4, with the exception of inclusionary housing requirements in Section 415; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

SPEAKERS: Same as item 9a.
 ACTION: Approved with Modifications
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 ABSENT : Ruiz

RESOLUTION : [21320](#)

- 10a. [2014.1370PHA](#) (G. PANTOJA: (628) 652-7380)
PARK MERCED PHASE 1D (BLOCK 21S) PROJECT DESIGN OVERVIEW – **Informational Presentation** – Pursuant to Planning Code Section 249.64, proposed development within the Parkmerced Special Use District shall be presented to the Planning Commission in accordance with the Project's Development Agreement. Proposed buildings greater than 65 feet in height, new construction of more than 25,000 gross square feet, and a project with more than 150 linear feet or more of contiguous street frontage shall be presented to the Planning Commission for its review and comment prior to decision by the Planning Director. The listed application at 101 Font Boulevard (Block 21S) meets one or more of the listed criteria above.
Preliminary Recommendation: None – Informational
- SPEAKERS: = Ryan Balba – Staff presentation
 = Gabriela Pantoja – Staff presentation
 + Jim Abrams – Project sponsor presentation
 + Jeannie Scott – Water issue
 - Hans Wu – Concerns with the structural integrity to community
 - Susan Kennedy – Concerns with relocating tenants
 + Lorraine – Why the delay, expedite the groundbreaking
 + Bert Pollacci – Response to comments and questions
 = Liz Watty – Response to comments and questions
 = David Winslow – Response to comments and questions
- ACTION: Reviewed and Commented
- 10b. [2014.1370PHA-03](#) (G. PANTOJA: (628) 652-7380)
PARK MERCED PHASE 1C (BLOCK 4) PROJECT DESIGN OVERVIEW – **Informational Presentation** – Pursuant to Planning Code Section 249.64, proposed development within the Parkmerced Special Use District shall be presented to the Planning Commission in accordance with the Project's Development Agreement. Proposed buildings greater than 65 feet in height, new construction of more than 25,000 gross square feet, and a project with more than 150 linear feet or more of contiguous street frontage shall be presented to the Planning Commission for its review and comment prior to decision by the Planning Director. The listed application at 600 Arballo Drive (Block 4) meets one or more of the listed criteria above.
Preliminary Recommendation: None – Informational
- SPEAKERS: Same as item 10a.
- ACTION: Reviewed and Commented
- 10c. [2014.1370PHA-02](#) (G. PANTOJA: (628) 652-7380)
PARK MERCED PHASE 1C (BLOCK 3W) PROJECT DESIGN OVERVIEW – Pursuant to Planning Code Section 249.64, proposed development within the Parkmerced Special Use District shall be presented to the Planning Commission in accordance with the Project's Development Agreement. The listed design application at 345 Vidal Drive/99 Higuera Avenue (Block 3W) has been reviewed for conformance with the Parkmerced Design Standards and Guidelines document adopted by the Planning Commission and is

requesting a **Major Modification** pursuant to Section 249.64(c)(2) from the Development Blocks and Easements, Standard 02.01.02 of the Design Standards and Guidelines.

Preliminary Recommendation: Approval of Design Review and Major Modification Request

SPEAKERS: Same as item 10a.
ACTION: Approved Major Design Modification
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
ABSENT : Ruiz
MOTION : [21321](#)

- 12a. [2021-012645CUA](#) (G. GUNTHER: (628) 652-7607)
1596 POST STREET – north side between Laguna and Gough Streets; Lot 016 in Assessor's Block 0687 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 155(r) and 303 to allow a new 10-foot curb-cut located on a Transit Preferential Street (Laguna Street) for vehicular access to a new private residential garage within a RM-4 (Residential- Mixed, High Density) Zoning District, Japantown Cultural District, and 50-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: = Gretel Gunther – Staff report
+ Satoru Hosoda – Project sponsor presentation
+ Anne Tierney – Design presentation
= Corey Teague – Comments to the variance
ACTION: Approved with Conditions
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
ABSENT : Ruiz
MOTION : [21322](#)

- 12b. [2021-012645VAR](#) (G. GUNTHER: (628) 652-7607)
1596 POST STREET – north side between Laguna and Gough Streets; Lot 016 in Assessor's Block 0687 (District 5) – Request for **Variance** from Planning Code Section 134. Planning Code Section 134 requires the subject property to maintain a rear yard of 23 feet 9 inches. The proposed vertical addition at the third floor will encroach 13 feet 9 inches into the required rear yard. The project also proposes a 42-inch-tall solid parapet on a nonconforming portion of the existing building. Therefore, a variance is required. The Project Site is located within a RM-4 (Residential- Mixed, High Density) Zoning District, Japantown Cultural District, and 50-X Height and Bulk District.

SPEAKERS: Same as item 12a.
ACTION: ZA closed the PH and indicated an intent to Grant.

14. [2013.1535CUA](#) (C. GROB: (628) 652-7532)
450-474 O'FARRELL STREET – north side between Jones and Shannon Streets; Lots 007, 009, and 011 in Assessor's Block 0317 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303 to amend the findings and Conditions of Approval of Planning Commission Motion No. 20281, adopted September

13, 2018, for Planned Unit Development and Conditional Use Authorization. The revised project scope includes demolition of the existing church at 450 O'Farrell (APN 0317/007) and the existing single-story commercial building at 474 O'Farrell (APN 0317/009) and construct a 17-story mixed use building with 261 dwelling units, 8,850 square feet of institutional use (d.b.a. Fifth Church of Christ Scientist), and 1,660 square feet of ground floor commercial space pursuant to the State Density Bonus Law (CA Govt. Code Section 65915) within a RC-4 (Residential Commercial, High Density) Zoning District and 80-130-T Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Carly Grob – Staff presentation
 + John Kevlin – Project sponsor presentation
 - Jonathan, NorCal carpenter - Disobeyed labor standards
 - Michael – Impacts to health and safety, request continuance
 + Speaker – Move the project forward as soon as possible
 - Andy Fennel – Concerns, basement
 + Speaker – Support
 - Speaker – Detrimental to people living in the building, foundation
ACTION: Approved with Conditions
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
ABSENT : Ruiz
MOTION : [21323](#)

ADJOURNMENT 5:58 PM - IN HONOR OF BANKO BROWN
ADOPTED MAY 25, 2023