

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 14, 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 1:02 PM

STAFF IN ATTENDANCE: Aaron Starr, Mat Snyder, Patrick Race, Lily Langlois, Florentina Craciun, Rich Hillis – Planning Director, 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 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. 2022-006976CUA (C. FEENEY: (628) 652-7313)
1541 POLK STREET – west side between Sacramento and California Streets; Lot 002 in Assessor's Block 0643 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 723 to establish an approximately 4,080 square foot Cannabis Retail use (d.b.a. Element 7) with no on-site smoking or vaporizing permitted, on the ground floor of a one-story, single-storefront commercial building, within the Polk Street NCD (Neighborhood Commercial District) Zoning District and 65-A Height and Bulk District. There will be no expansion of the existing building envelope. 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

Note: On June 29, 2023, after hearing and closing public comment, continued to September 14, 2023, by a vote of +6 -0 (Ruiz absent).

(Proposed for Continuance to November 9, 2023)

SPEAKERS: Speaker – Agree with continuance
 ACTION: Continued to November 9, 2023
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None

2a. 2022-005728DRP (D. WINSLOW: (628) 652-7335)

1212 UNION STREET – north side between Hyde Street and Eastman Place; Lot 018 in Assessor's Block 0096 (District 3) – Request for **Discretionary Review** of Building Permit No. 2022.0531.5292 to construct a horizontal and vertical addition with a roof deck and stair penthouse to an existing two-story structure (with an irregular-shaped third story located at the rear of the property) containing two dwelling units within a NC-1 (Neighborhood Commercial- Cluster) 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: Take Discretionary Review and Approve with Modifications

(Proposed for Continuance to December 7, 2023)

SPEAKERS: None
 ACTION: Continued to December 7, 2023
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None

2b. 2022-005728VAR (D. WINSLOW: (628) 652-7335)

1212 UNION STREET – north side between Hyde Street and Eastman Place; Lot 018 in Assessor's Block 0096 (District 3) – Request for **Variance** to address a Rear Yard Modification request from the strict requirements of the Planning Code related to rear yard (Section 134). The property is required to maintain a rear yard of at least 25 percent of lot depth (or 15 feet) at all levels and the existing third floor encroaches into the required rear yard by approximately 8 feet. The Project's horizontal expansion of the third-floor infill approximately 36 square feet within the required rear yard. The Project proposes to construct a horizontal and vertical addition with a roof deck and stair penthouse to an existing two-story structure (with an irregular-shaped third story located at the rear of the property) containing two dwelling units within a NC-1 (Neighborhood Commercial- Cluster) Zoning District and 40-X Height and Bulk District.

(Proposed for Continuance to December 7, 2023)

SPEAKERS: None
 ACTION: Acting ZA Continued to December 7, 2023

3. 2023-000711CUA (M. GIACOMUCCI: (628) 652-7414)

1060 HOWARD STREET – north side between Russ and 7th Streets; Lot 022 in Assessor's Block 3726 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.8 and 303 to convert a total of 15,900 square feet of Production, Distribution, and Repair use on the first through third floors of the subject property to Institutional Community Use (d.b.a. "Swords to Plowshares") within a MUG (Mixed Use-General) Zoning District and 85-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

(Proposed for Continuance to December 14, 2023)

SPEAKERS: None
 ACTION: Continued to December 14, 2023
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the 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. [2023-005278CUA](#) (C. ENCHILL: (628) 652-7551)
3224 1/2 22ND STREET – northeast corner of Bartlett Street; Lot 009 in Assessor's Block 3616 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 754 to allow a change of use from Limited Restaurant to Restaurant (d.b.a. Al Carajo) at the ground floor of a three-story mixed-use building, within Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. The Project is qualified for Community Business Priority Processing Program (CB3P). 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, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 MOTION: [21387](#)

5. [2022-003908CUA](#) (C. FEENEY: (628) 652-7313)
551 GOETTINGEN STREET – east side between Wayland and Woolsey Streets; Lot 009C in Assessor's Block 6051 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121, 209.1, and 303, to allow for a lot split to create a new parcel that is below the minimum required lot width and lot area and construction of a single-family dwelling unit, 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: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 MOTION: [21388](#)

6. [2022-008871CUA](#) (K. AGNIHOTRI: (628) 652-7454)
2089 INGALLS STREET, SUITE 4 – northeast corner of Van Dyke Avenue; Lot 030 in Assessor's Block 4812 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.3 and 303, to allow the establishment of an Industrial Agriculture use for cannabis cultivation in an existing 1,875 square foot single-story warehouse space, within a PDR-2 (Production, Distribution, And Repair) 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: None
 ACTION: Approved with Conditions
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 MOTION: [21389](#)

7. [2022-006127DRM](#) (M. CHANDLER: (628) 652-7340)
2100-2102 JONES STREET / 998 FILBERT STREET – northeast corner of Filbert Street; Lot 017 in Assessor's Block 0092 (District 3) – Request for **Mandatory Discretionary Review** of Building Permit Application No. 2022.0629.7340 to convert a vacant ground floor commercial space and basement commercial storage area to an approximately 887 square foot, studio ADU (Accessory Dwelling Unit) using the Local ADU Program of Planning Code Section 207(c)(4), and window replacement at the Filbert Street façade. The project is located within a RM-1 (Residential-Mixed, Low Density) 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: Take Discretionary Review and Approve

SPEAKERS: None
 ACTION: Took DR and Approve
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 DRA: [834](#)

8. [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

SPEAKERS: Justin Zucker – Agree with staff request for continuance
 ACTION: Continued to November 16, 2023
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None

C. COMMISSION MATTERS

9. 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.

10. COMMISSION COMMENTS/QUESTIONS

President Tanner:

Great. Well, I want to just do one kind of announcement and then one question to the Commission. I was able to attend on Monday a retreat with the senior managers of the Department based on Racial and Social Equity and really kind of kicking in to another gear. That really is not just going to be our Department but really a citywide effort from the Office of Racial Equity really helping all departments continue to deepen their work on racial and social equity. And as part of that, they're going to be offering a series of 6 different, really hands-on practical trainings geared towards managers on how to supervise, how to create a positive environment at work. Some really, really key things. Some of which you maybe interested to attend. Certainly there are 2 topics, one is building an anti-racist organization and of course I'm forgetting the other one. But you'll be invited to be able to attend all of them. They're virtual online trainings. I think they are going to be about 2 ½ hours each rolling out over the next 8 months somewhat sequentially. So, I think it will be great for us to kind of understand some of the things that the staff are learning and how to build a more equitable organization and then, some of it will apply maybe to us as Commissioners, some of it, certainly not Land Use specific. It's again geared towards the entire city but do encourage you when you see those opportunities to sign up and then we'll make sure that there's no more than 3 of us in any one training so we can avoid any Brown Act violations. And, the trainings will be offered multiple times so there won't be just one session for each of them. So, something to look forward to this year and I believe in the Spring as well. And then, one of the things we've talked about before our recess a little bit was about the start time for the hearing. So, this hearing used to start at noon and it was moved to start at 1 o'clock so that Commissioners could have lunch beforehand instead of having a lunch break during the hearing or breaking later on. Certainly, if we we're going to have break scheduled later on I think it makes sense to continue 1 o'clock as our start time, but if folks do want to get out earlier, particularly as we are heading into the time of the year where the sun will be setting sooner and it will be dark when we get out of here at like 4 o'clock, we might consider starting at noon. So, just wanted to put that on the, open that for the comments if you prefer to continue as is or if you prefer noon or if you're agnostic and have no strong inclination either way.

Commissioner Moore:

I was the only one who has probably gone to both forms of meeting and in the end it doesn't matter. You still spend your time here. But given that the windows are dark, I personally prefer the noon time and I can be responsible eating lunch before I get here. Those will be my comments.

Commissioner Braun:

I'm neutral whether we start at noon or one. So, either one is fine with me.

Commissioner Imperial:

Same here. I'm also neutral. We can either start at 12 or 1, but if we're starting at 12, I think we, proper notification of course for the public should be given so, but, I'm neutral. Thanks.

President Tanner:

Yes, certainly we would probably not be able to start it for about 20 days to a month. So, it wouldn't be, you know, our next coming meetings. It will be I guess, what, in October or something thereabouts that we might start?

Jonas P. Ionin, Commission Secretary:

About 30 days because our notices state that we start at 1 o'clock so.

President Tanner:

Okay. So, some time for our staff to adjust to that.

Commissioner Diamond:

I too am neutral but I will say, when we have very long agendas, I really appreciated earlier in the year when we started at noon. So, even if we decide on 1, I am hopeful that if we have very long agendas and we know enough in advance, we could notice it for noon. But I'm happy just have all of them start at noon if that's what anybody's preference here.

President Tanner:

Sure.

Commissioner Koppel:

Yeah, I'm uh, either would work for me but also wanted to pose the question, do we have like, maybe a little forecast to how packed the agendas may or may not be in the next --

Jonas P. Ionin, Commission Secretary:

I mean, surprisingly, I'm looking at your advance calendars Commissioners. I mean, October and November are both very full at the moment so you can expect considerably longer hearings than we have been experiencing.

President Tanner:

Yes. So that might be one reason to at least maybe even for this last quarter of the year to switch. If obviously it's not working or in some reason is not functioning well, we can switch back. And, also it will give staff a chance to get out a little earlier too if we know we are going to be having some longer hearings. Again, it's one hour. I don't know if it will make a huge difference but for those who are commuting, it can make a significant difference.

Jonas P. Ionin, Commission Secretary:

And if it makes you feel any better Commissioners, going back from noon to 1 is a non-issue because the indication of start time is just that we can't start before the designated time. So, if we start at 1 o'clock and the notice says noon, that's fine.

President Tanner:

Great.

Commissioner Koppel:

And then just so you all know that Commissioner Moore and I were here before. We would normally almost take like a dinner break. We would all literally leave the building and literally go out to eat somewhere and then walk back. So, it's not like a, take a break here, it's like actual break like and vacate --

Jonas P. Ionin, Commission Secretary:

It was a real 30-minute to an hour break depending on the agenda.

Commissioner Koppel:

Yeah.

Commissioner Ruiz:

I'd be happy to start at noon.

President Tanner:

Okay. Hearing everybody be very amenable but no strong votes but thank you, Commissioner Ruiz, by saying happy to start at noon, I think we'll go with that and look forward to maybe starting at noon in the next month or so.

Jonas P. Ionin, Commission Secretary:

Yeah. Let's try that.

President Tanner:

Okay, great.

Commissioner Moore:

I'm obviously saying the obvious, it was a sigh of relief reading the papers that the Salesforce convention is coming off to a good start and the city is looking good. I know we always do but I think overcoming bad press and really showing what we can do is definitely a sigh of relief on my side.

D. DEPARTMENT MATTERS

11. DIRECTOR'S ANNOUNCEMENTS

Rich Hillis, Planning Director:

Good afternoon, Commissioners. Just two things. One, the Mayor and Supervisor Peskin had an event this morning where the Mayor signed 2 pieces of housing legislation that you have seen. One is the temporary reduction in the inclusionary housing rate and then the accompanying fee reduction. It happened at 395 Third Street, which is a project you heard a couple of weeks ago. That is moving faster because of this reduction. There was a – a press release highlighted a couple of other projects, 770 Woolsey which is in the Portola which is, got a boost and is moving faster as a result of the legislation. 988 Market which is a conversion from office to residential that you actually won't hear because the Downtown legislation that passed no longer requires that to come to the Commission. So, some good news and good news that projects are taking advantage of it and moving forward. They also announced, I think yesterday or the day before, the introduction of a \$300 million housing bond to the Board of Supervisors. So, all very much aligned with the housing element and what you passed and adopted as our housing element. So, good news. I also wanted to highlight, I don't think, are you talking about 2550 Irving at the Board of Appeals? Just if Aaron is not going to report, 2550 Irving was at the Board of Appeals last night for a rehearing request. I was there. I think it was the fourth time this project has been heard. It's presumably an SB 35 ministerial project but it's hard to kind of guess that by how many time it's actually been before the Board of Appeals but the Board of Appeals rejected the rehearing request and the project is going to move forward. So, good news on that. That's all I have.

President Tanner:

Great, thank you for some good news and I guess some good news but bad news that it had to take so long to get not heard again. So, thank you for being there.

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

Aaron Starr, Manager of Legislative Affairs:

Good afternoon, commissioners, Aaron Starr manager of Legislative Affairs.

Land Use Committee

230505 Planning Code, Zoning Map - Wawona Street and 45th Avenue Cultural Center Special Use District.

Sponsor: Engardio. Sponsor.

This week at the Land use Committee, the Irish Cultural Center was on the agenda, but because of some questions over Coastal Zone permitting, the item was continued to October 30th.

230855 Planning, Administrative Codes - Development Impact Fee Reductions. Sponsors: Peskin; Safai and Mandelman. Staff: Grob.

Also on the agenda was the duplicate ordinance for the Inclusionary Fee reduction. As I reported last week, the original ordinance has already been approved by the Board and will soon be signed by the mayor. This week, the duplicated ordinance was amended by Supervisor Safai to include inclusionary rate reductions for projects with 10-24 units that are currently in the pipeline. While Supervisor Preston voted against the original file, he did vote in favor of the proposed amendments so that it could move to the full board. The other two committee members also voted to include the amendments. Because these amendments were substantive, the item was continued for one week.

230817 Interim Zoning Controls - Extending and Modifying Conditional Use Authorization Requirement for Parcel Delivery Service Uses. Sponsor: Dorsey. Staff: V. Flores. Item 5

Next on the agenda was a resolution extending the interim controls that require CU authorization for all Parcel Delivery Services. This item has not come to this commission because it is an interim control. The current controls have been in place for a year and resolution under consideration by the Land Use Committee would extend the controls for another 6 months.

Originally introduced by Supervisor Walton, the sponsorship was transferred to Supervisor Dorsey, because of a conflict of interest. Based on recommendations by Planning Staff, Supervisor Dorsey proposed to amend the controls to exempt any Parcel Delivery Service use from the CU process if they were 10,000 sq. ft. or less. Staff made this recommendation so that Cannabis Delivery operations, which are classified as Parcel Delivery Services, would not be subjected to the CU authorization.

Also because of a conflict of interest, Supervisor Peskin needed to be recused from the hearing. During public comment, representatives from labor organizations spoke in favor of the extension, but asked that the 10,000 sq. ft. threshold be reduced to 5,000 sq. ft.

The committee then voted to amend the 10,000 sq. ft. threshold to 5,000 followed by the recommendation that item be forwarded to the Full Board. Staff believes that the 5,000 sq. ft. threshold will help most if not all Cannabis Delivery operators.

230596 Planning Code - Conditional Use for Residential Projects in RM, RC, and RTO Districts. Sponsors: Peskin; Chan. Staff: Merlone.

Lastly, the Committee considered Supervisor Peskin's ordinance that would set minimum density requirements in RM, RC and RTO Districts. At the hearing, Supervisor Peskin, who said he was not ready to move forward on the ordinance, requested the item be continued. The committee then voted to continue the item to the call of the chair.

Full Board

230886 Hearing Appeal of Determination of Exemption from Environmental Review - Proposed 939 Lombard Street Project. Staff: Lewis. Items 15-18

At the Board this week, the Supervisors considered the CEQA appeal for 939 Lombard St. The proposed project would demolish a parking structure at the front of the lot and construct a new 40-foot-tall, four-story, single-family residence in its place. Immediately east of the project site is the Yick Wo Elementary School.

The Planning Commission heard this item on June 29, 2023, as a DR, and voted to not take DR and approve the project.

The CEQA appellant argued that the project would have impacts related to geology and soils, shadow, hazardous materials, aesthetics, air quality, noise, public safety, and biological resources.

During public comment at this week's hearing, there were 8 speakers for the appeal and one speaker against the appeal. The speakers for the appeal argued that the project would have an adverse effect on the adjacent elementary school. All issues raised during public comment were already addressed in the department's appeal response.

During the hearing, Supervisor Engardio pointed out that the appellant's property, which is immediately west of the project site, is of similar size to the proposed building. Supervisor Peskin stated that concurred with the department's determination that the project qualified for a categorical exemption.

In the end the Board voted 11-0 to deny the appeal, allowing the project to move forward.

President Tanner:

Just want to clarify that the Cannabis delivery services will not be impeded by the interim controls. Okay.

Aaron Starr, Manager of Legislative Affairs:

Yes, sorry. That whole section of my report just disappeared but yeah, the threshold was intended to not catch the Cannabis delivery services

President Tanner:

Okay, great.

Aaron Starr, Manager of Legislative Affairs:

And we believe of the 10 letter in the hopper now, 9 are under 5,000 sq. ft. and the one that's over 5,000 probably the parcel delivery service is less than 5,000. So, it may be able to get out that as well.

President Tanner:

Okay. I'm just curious that the legislation, I know sometimes we have gotten a few instances where we're asked to approve like improvements of parking lots that may or may not be related to the parcel delivery service but the use itself is a parking lot or that's like what the project is. Do you know if this will address any of that?

Aaron Starr, Manager of Legislative Affairs:

This does not address that. Supervisor Chan's ordinance that amends the definition of parcel delivery, which was continued I believe last week, and on an indefinite continuance, they are still working on some language, is attempting to address that.

President Tanner:

Okay.

Aaron Starr, Manager of Legislative Affairs:

And there are several different ways we're trying to get at that but that's to be determined.

President Tanner:

Okay, great. Thank you.

Rich Hillis, Planning Director:

I just wanted to give, I forgot to give a shout out to Kate Conner and Carly Grob who were instrumental in developing and getting the housing legislation passed. So, I just wanted to recognize them as well as Anne Taupier from OEWD who did a tremendous job.

Jonas P. Ionin, Commission Secretary:

Commissioners, the Historic Preservation Commission did not meet yesterday but I just got some late breaking news that the mayor has nominated Amy Campbell, an architect with Gensler, to replace Kate Black on the Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT

SPEAKER: Georgia Schuttish – September 9th email: Shows why Flat Policy should be codified preserving Flats in original configuration without relocating the flat. Codifying will strengthen intent of Planning Commission Resolution 20024. Unoccupied since 2015. Remains unfinished. Original spec proposal wanted to create mega mansion by moving one Flat behind garage. DR filed 2017. Public suggested Flats be maintained in original configuration, ADU added behind garage, using original tradesman's entrance. Per Commission, upper Flat revised into one bedroom which can become "party room" with wine fridge and wet bar, getting CFC. Later wall comes down....illegal merger....mega mansion Better to keep Flats in original configuration, incentivizing ADU to use entire garage by keeping curb cut allowing street one car parking. Enforcement needed for project during construction: *Exceeded Demo Calcs due to extreme Alteration requiring CUA in 2019*. CUA approval: Two stacked Flats, adding ADU. Codifying Flat Policy will preserve/create housing, forestall evictions.
Tom Radulovich – Storefront retail

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. [2010.0305CWP](#) (M. SNYDER: (628) 654-7460)
SUNNYDALE HOPE SF DEVELOPMENT – The 50-acre site is located the Visitacion Valley neighborhood and is generally bounded by McLaren Park to the north and west, Hahn Street to the east, and Velasco Avenue and Parque Drive to the south and includes the following Assessor's Blocks and Lots: 6310/003, 6310/006, 6311/013, 6311/014, 6311/015, 6312/010, 6312/011, 6313/001, 6314/001, and 6315/001 (District 10) – Request for an **Amendment to the Design Standards and Guidelines** (DSG) document of Sunnydale HOPE SF Special Use District, which outlines controls, standards and guidelines specific to the Sunnydale HOPE SF Development Project. The proposed DSG amendment would increase the height of Block 7 from 40 feet to 50 feet, along with other minor changes. The project site is located within a RM-1 (Residential, Mixed, Low Density), 40/65-Height and Bulk District, and within the Sunnydale HOPE SF Special Use District.
Preliminary Recommendation: Approve

SPEAKERS: = Mat Snyder – Staff presentation
 + Thu Nguyen – Project sponsor presentation
 ACTION: Approved
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 MOTION: [21390](#)

14. [2019-014485CWP](#) (P. RACE: (628) 652-7461)
STONESTOWN DEVELOPMENT – Informational Presentation – This is an Informational Presentation on the Stonestown Development Project, located immediately northeast of San Francisco State, bounded roughly by 19th Avenue to the east, Buckingham Way to the south and west, Rolph Nichol Park and Eucalyptus Drive to the north (Block and Lots: 7295/004, 006, 007, 035, 037, 038; 7296/005, 006, 007, 008, 009, 010). The Project is a proposed mixed-use, multi-phased master-planned development that will include new housing, parks and plazas, retail, office, and community amenity spaces, and structured parking. The 43-acre privately-owned site is comprised of the Stonestown Galleria shopping center which will remain as part of the future development. Brookfield Properties has led a 3-year outreach and visioning process and proposes to enter into a Development Agreement with the City. The proposed project would include amendments to the Planning Code and Zoning Map. This hearing provides an update on the project's design, potential public benefits, and revised CEQA variant.
Preliminary Recommendation: None – Informational

SPEAKERS: = Patric Race – Staff presentation
 + Christie Donnelly – Project sponsor presentation
 + Ted Connor - Project sponsor presentation
 - Eileen Boken – Reassign remaining office space to housing
 - John Abalos – Meeting housing goals, below market rate units
 + Speaker – SF State community, walk to mall.
 + Greg Kucera – Community, impressed with developer outreach and listening
 + Leslie French – Impressed with community outreach, need housing on west side
 - Cynthia Gomez – Developer track record as a partner, lawsuits
 - Tiffany Yu – More affordable housing big enough for families
 - Shafa – More affordable housing
 - Joanne Liu – More affordable housing
 - Fabio – More affordable housing, more apartments big enough for families
 + Brian Wheeler – Community outreach
 - Barry – Affordable housing
 + Jake Price – Amount of community outreach, housing on west side
 - Erika Blythe – Need affordable housing, government assistance
 + Kenneth Russell – Need more housing and walkable areas
 - Laurie Liederman – Ample evidence and agreement, maximize affordable housing
 + Danny Sauter – Opportunity to transform a parking lot to residential
 - Herb – Meet affordable housing goals for very low, low and moderate income

+ Speaker - Support housing project and bring back Olive Garden
 - Ozzy Rohm – Maximize affordable units, outreach
 = Lily Langlois – Response to comments and questions
 = Florentina Craciun - Response to comments
 ACTION: Reviewed and Commented

15. [2022-004374CUA](#) (R. SALGADO: (628) 652-7332)
100 COLUMBUS AVENUE – northeast corner of Jackson Street; Lot 010 in Assessor's Block 0176 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.25 and 303, to establish office use on the ground floor of the subject property in connection with a proposed change of use of the existing rear open area from public parking lot to a one-story office building with surrounding landscaping within a C-2 (Community Business) Zoning District, the Jackson Square and Washington-Broadway SUD (Special Use District), and 65-A 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: = Rebecca Salgado – Staff report
 + Matt Sunny – Project sponsor presentation
 + Speaker – Project sponsor presentation
 + James McGrath – Design presentation
 + George Ravel – Excellent neighbors
 + Michael Velzo – Thoughtful design, desirable for the neighborhood
 + Eric – Resuming of use
 + Michael Tuscan – Civic minded, will help revitalize the neighborhood
 + Paul – Support, essential for San Francisco
 + Deena Peterson – Necessary and desirable
 ACTION: Approved with Conditions
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 MOTION: [21391](#)

ADJOURNMENT 3:41 PM

ADOPTED NOVEMBER 2, 2023