

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

This Meeting will be held in  
Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Thursday, October 19, 2023**  
**12:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: MOORE, BRAUN, IMPERIAL, KOPPEL, RUIZ  
COMMISSIONERS ABSENT: TANNER, DIAMOND

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MOORE AT 12:08 PM

STAFF IN ATTENDANCE: Aaron Starr, Katie Lei, Mat Snyder, Liz Watty – Director of Current Planning, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

### SPEAKER KEY:

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

### A. CONSIDERATION 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. 2023-007676PCA (A. MERLONE: (628) 652-7534)  
EXCEPTIONS FROM LIMITS ON CONVERSION OF PRODUCTION, DISTRIBUTION AND REPAIR, INSTITUTIONAL COMMUNITY, AND ARTS ACTIVITIES USES IN EASTERN NEIGHBORHOOD PLANS AREAS – Ordinance, introduced by Supervisor Dorsey, amending the **Planning Code** to exempt from the limitations on conversion of certain Production, Distribution and Repair (“PDR”), Institutional Community, and Arts Activities uses in the Eastern Neighborhoods Plans Areas (Mission, Eastern SoMa, Western SoMa and Central SoMa), changes of use from one

of those uses to another of those uses, or to Institutional Education uses; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

*Preliminary Recommendation: Approve with Modifications*

(Continued from Canceled Hearing on October 5, 2023)

**(Proposed for Continuance to October 26, 2023)**

SPEAKERS: None  
ACTION: Continued to October 26, 2023  
AYES: Braun, Ruiz, Imperial, Koppel, Moore  
ABSENT: Diamond, Tanner

2a. 2019-015792DRP (D. WINSLOW: (628) 652-7335)

355 LOMBARD STREET – south side between Child and Kearny Streets; Lot 042 in Assessor's Block 0078 (District 3) – Request for **Discretionary Review** of Building Permit no. 2019.0816.9021 to construct a three-story vertical addition over an existing one-story garage to add two dwelling units within a RH-3 (Residential House, Three-Family), Telegraph Hill-NB Residential 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: Take Discretionary Review and Approve with Modifications*

(Continued from Canceled Hearing on October 5, 2023)

**(Proposed for Continuance to November 2, 2023)**

SPEAKERS: None  
ACTION: Continued to November 2, 2023  
AYES: Braun, Ruiz, Imperial, Koppel, Moore  
ABSENT: Diamond, Tanner

2b. 2019-015792VAR (R. SALGADO: (628) 652-7332)

355 LOMBARD STREET – south side between Child and Kearny Streets; Lot 042 in Assessor's Block 0078 (District 3) – Request for **Variance** from the Exposure requirements of Planning Code Section 140. The project site is located within a RH-3 (Residential House, Three-Family) Zoning District, Telegraph Hill-NB Residential SUD (Special Use District), and 40-X Height and Bulk District.

(Continued from Canceled Hearing on October 5, 2023)

**(Proposed for Continuance to November 2, 2023)**

SPEAKERS: None  
ACTION: Continued to November 2, 2023

3. 2020-009670CUA (A. WESTHOFF: (628) 652-7314)

342 MOULTRIE STREET – west side of Moultrie Street between Eugenia and Cortland Avenues; Lot 034 in Assessor's Block 5664 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to remove a 702 square foot unauthorized dwelling unit from an existing detached garage to revert the space back to garage and storage use, from the subject property 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*

**(Proposed for Continuance to November 9, 2023)**

SPEAKERS: None

ACTION: Continued to November 9, 2023  
 AYES: Braun, Ruiz, Imperial, Koppel, Moore  
 ABSENT: Diamond, Tanner

- 4a. 2022-007060DRP (D. WINSLOW: (628) 652-7335)  
10 SEACLIFF AVENUE – near 25th Avenue; Lot 013A in Assessor's Block 1301 (District 1) – Request for **Discretionary Review** of Building Permit Application no. 2022.0621.6738 to construct a horizontal rear addition on the second floor, new decks on all floors at rear, new sunroom at third floor, and a new raised roof within a RH-1 (D) (Residential House, One-Family- Detached) 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 November 30, 2023)**

SPEAKERS: None  
 ACTION: Continued to November 30, 2023  
 AYES: Braun, Ruiz, Imperial, Koppel, Moore  
 ABSENT: Diamond, Tanner

- 4b. 2022-007060VAR (J. HORN: (628) 652-7366)  
10 SEACLIFF AVENUE – near 25th Avenue; Lot 013A in Assessor's Block 1301 (District 1) – Request for **Variance** pursuant to Planning Code Section 134 for the legalization of the demolition and reconstruction of exterior stairs and an approximately 10-foot 10 inches by 21 feet 10 inches second-floor portion of an existing three-story, single-family residence within a RH-1 (D) (Residential House, One-Family- Detached) and 40-X Height and Bulk District. Planning Code Section 134 requires that the subject property maintain a 30% Rear Yard from the front property line. The proposal is to construct rear decks that project 27 feet into the Rear Yard. Therefore, a variance is required.  
**(Proposed for Continuance to November 30, 2023)**

SPEAKERS: None  
 ACTION: Continued to November 30, 2023

5. 2022-005084CUA (M. TAYLOR: (628) 652-7352)  
67 POTOMAC STREET – west side between Waller Street and Duboce Park; Lot 004 in Assessor's Block 0865 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.92 and 303 for a horizontal rear addition to an existing single-family dwelling that would result in the subject dwelling unit exceeding 3,000 square feet of Gross Floor Area within a RH-2 (Residential-House, Two 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*  
**(Proposed for Continuance to December 7, 2023)**

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

6. 2020-010990DRP (D. WINSLOW: (628) 652-7335)  
2536 CALIFORNIA STREET – between Steiner and Pierce Streets; Lot 008 in Assessor's Block 0634 (District 2) – Request for **Discretionary Review** of Building Permit Application no. 2021.0809.6086 to demolish the existing structure and construct a new three dwelling residential building over ground floor commercial space within the Upper Fillmore NCD (Neighborhood Commercial 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.

**(Proposed for Continuance to January 25, 2024)**

SPEAKERS: None  
 ACTION: Continued to January 25, 2024  
 AYES: Braun, Ruiz, Imperial, Koppel, Moore  
 ABSENT: Diamond, Tanner

22. [2023-008250PCAMAP](#) (V. FLORES: (628) 652-7525)

**NON-PROFIT ARTS EDUCATION SPECIAL USE DISTRICT [BF 230294] – Planning Code and Zoning Map Amendments** – Ordinance, sponsored by Supervisor Peskin, to amend the Planning Code to create the Non-Profit Arts Education Special Use District (Assessor's Parcel Block No. 49, Lot No. 1, generally bounded by Francisco Street, Jones Street, Chestnut Street, and Leavenworth Street, and numbered as 800 Chestnut Street); amending the Zoning Map to show the Non-Profit Arts Education Special Use District; 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*

SPEAKERS: None  
 ACTION: Continued to November 2, 2023  
 AYES: Braun, Ruiz, Imperial, Koppel, Moore  
 NAYS: None  
 ABSENT: Diamond, Tanner

25. [2022-005146CUA](#) (M. CHANDLER: (628) 652-7340)

**129 LAIDLEY STREET** – north side between Harper and Fairmount Streets; Lot 030 in Assessor's Block 6664 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 249.92, 303, and 317, to demolish an approximately 1,951 square foot, single-family home and construct a four-story, 4,628 total Gross Floor Area building containing a 3,720 square foot single-family home and a 908 square foot ADU (Accessory Dwelling Unit) per the State ADU Program. The Project proposes a Dwelling Unit with a Gross Floor Area of more than 1:1.2 Floor Area Ratio and more than 3,000 square feet of Gross Floor Area within a RH-1 (Residential-House, One-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).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Continued to November 30, 2023  
 AYES: Braun, Ruiz, Imperial, Koppel, Moore  
 NAYS: None  
 ABSENT: Diamond, Tanner

## 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.

7. [2023-002804CUA](#) (D. SPYCHER: (628) 652-7588)

**450 SUTTER STREET, SUITE 1336** – north side between Powell and Stockton Streets; Lot 006 in Assessor's Block 0285 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303(c)&(n) and

210.2 to convert approximately 1,075 square feet of commercial space on the 13<sup>th</sup> floor, Suite 1336, from Sole Practitioner Massage Establishment to Massage Establishment (dba Just For You Bodywork & Massage) on the 13<sup>th</sup> floor within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District. No exterior alterations or expansions of the building envelope are proposed. No business signage is proposed. 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 Canceled Hearing on October 5, 2023)

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Braun, Ruiz, Imperial, Koppel, Moore  
NAYS: None  
ABSENT: Diamond, Tanner  
MOTION : [21402](#)

8. [2022-005757CUA](#) (H. SAMUELS: (628) 652-7545)  
[2208 MISSION STREET #404](#) – southwest corner of 18<sup>th</sup> Street; in Lot 134 of Assessor's Block 3589 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 303, and 712 to the subject property as an Intermediate Length Occupancy (ILO) unit. Classification as an ILO unit allows a dwelling unit to be offered for occupancy for an initial stay with a duration of greater than 30 days but less than one year (365 days). ILO units are a use characteristic. The unit proposed for ILO classification will remain dwelling units. The subject property is located within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 50-X and 65-B Height and Bulk District.

*Preliminary Recommendation: Approve with Modifications*

(Continued from Canceled Hearing on October 5, 2023)

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Braun, Ruiz, Imperial, Koppel, Moore  
NAYS: None  
ABSENT: Diamond, Tanner  
MOTION : [21403](#)

10. [2023-001469CUA](#) (A. TAN: (628) 652-7403)  
[1539 SLOAT BOULEVARD](#)– south side between Clearfield Drive and Everglade Drive; Lot 003 in Assessor's Block 7255 (District 4) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1 and 713 to establish a Formula Retail Use (d.b.a. HearUSA) at an existing hearing aid retailer in the Lakeshore Plaza shopping mall, within a NC-S (Neighborhood Commercial, Shopping Center) Zoning District and 26-40-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, Ruiz, Imperial, Koppel, Moore  
NAYS: None  
ABSENT: Diamond, Tanner  
MOTION : [21404](#)

11. [2023-005939CUA](#) (A. LINDSAY: (628) 652-7360)  
1515 WALLER STREET– southwest corner of Clayton Street; Lot 094 in Assessor's Block 1253 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 202.12 and 303 for a change in use from a dry cleaner to establish a new yoga studio in an existing, vacant LCU commercial space. The Property underwent extensive renovations and a soft-story retrofit after the space was vacated by the previous dry cleaner tenant (d.b.a. Russ Cleaners) in 2021. Accordingly, the Project does not propose any construction on site within a RH-3 (Residential-House, Three 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, Ruiz, Imperial, Koppel, Moore  
NAYS: None  
ABSENT: Diamond, Tanner  
MOTION : [21405](#)

12. [2022-005662CUA](#) (W. WONG: (628) 652-7466)  
930 PINE STREET, UNIT #114 – north side between Taylor Street and Mason Street; Lot 047 in Assessor's Block 0254 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.2, and 303 to classify the subject property as an Intermediate Length Occupancy (ILO) unit. Classification as an ILO unit allows a dwelling unit to be offered for occupancy for an initial stay with a duration of greater than 30 days but less than one year (365 days). ILO units are a use characteristic. The unit proposed for ILO classification will remain a dwelling unit. The subject property is located within a RM-4 (Residential, Mixed – High-Density) Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Braun, Ruiz, Imperial, Koppel, Moore  
NAYS: None  
ABSENT: Diamond, Tanner  
MOTION : [21406](#)

13. [2022-008574CUA](#) (W. WONG: (628) 652-7466)  
930 PINE STREET, UNIT #214 – north side between Taylor Street and Mason Street; Lot 047 in Assessor's Block 0254 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.2, and 303 to classify the subject property as an Intermediate Length Occupancy (ILO) unit. Classification as an ILO unit allows a dwelling unit to be offered for occupancy for an initial stay with a duration of greater than 30 days but less than one year (365 days). ILO units are a use characteristic. The unit proposed for ILO classification will remain a dwelling unit. The subject property is located within a RM-4 (Residential, Mixed – High-Density) Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Braun, Ruiz, Imperial, Koppel, Moore  
NAYS: None  
ABSENT: Diamond, Tanner  
MOTION : [21407](#)



14. [2023-003224CUA](#) (J. SACCHI: (628) 652-7308)  
3911 ALEMANY BOULEVARD – south side, between St. Charles Avenue and Worcester Avenue; Lot 012 of Assessor's Block 7126A (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, 303.1 and 713 to establish a Formula Retail use (d.b.a. AT&T) at the ground floor of an existing mixed-use building within the Oceanview Village Shopping Center, located in a NC-S (Neighborhood Commercial, Shopping Center) Zoning District and 40-X Height and Bulk District. The proposal includes the merger of two existing, vacant commercial tenant spaces and interior tenant improvements. There will be no expansion of the 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*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Braun, Ruiz, Imperial, Koppel, Moore  
NAYS: None  
ABSENT: Diamond, Tanner  
MOTION : [21408](#)

15. [2021-006064CUA](#) (C. FEENEY: (628) 652-7313)  
3431 19TH STREET– southeast corner of San Carlos Street; Lot 109 in Assessor's Block 3596 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 754 to establish an approximately 1,643 square foot Cannabis Retail use with no on-site smoking or vaporizing permitted, within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. There will be no expansion of the existing building envelope or storefront modifications proposed and new business signage will be applied for under a separate permit. 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 Canceled Hearing on October 5, 2023)

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Braun, Ruiz, Imperial, Koppel, Moore  
NAYS: None  
ABSENT: Diamond, Tanner  
MOTION : [21409](#)

16. [2023-005840CUA](#) (J. SACCHI: (628) 652-7308)  
637 IRVING STREET – south side between 7th Avenue and 8th Avenue; Lot 045 of Assessor's Block 1762 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 730 to establish a Health Service use (d.b.a. Hatch Midwifery) within an existing, vacant commercial tenant space on the ground floor of the subject property within the Inner Sunset NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. The proposal includes interior tenant improvements. There will be no expansion of the building envelope. The project has qualified for review under the Planning Commission's 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, Ruiz, Imperial, Koppel, Moore

NAYS: None  
ABSENT: Diamond, Tanner  
MOTION : [21410](#)

## C. COMMISSION MATTERS

### 17. LAND ACKNOWLEDGEMENT

#### **Commissioner Ruiz:**

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.

### 18. CONSIDERATION OF ADOPTION:

- [Draft Minutes for September 28, 2023](#)

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

### 19. COMMISSION COMMENTS/QUESTIONS

#### **Commissioner Moore:**

I'd like to lead off with some positive comments. We had a beautiful day last Wednesday where we gathered at the groundbreaking for the Sophie Maxwell House at Dogpatch Power Plant. And it was a remarkable day not only because of the weather, the site, the energy of people gathering for some positive event. It is a 108-unit building, affordable housing, that despite all the doomsday talk we hear indeed is materializing itself. And I'll, actually, under Director's Comments, I'll ask Director Hillis to give us a little bit more detail on the incredible innovative financing mechanisms that have been used on this project. For those of you who haven't been there, you should all be happy and proud that, it's nothing, it is not always it doesn't happen, things do happen, and this one is a remarkable project to acknowledge.

The second point I'd like to ask is uhm, there's lots of strange news out there, and last Thursday in The Standard, there was a letter published that Mayor Breed sent to all Department heads and that letter implies that there are additional budget cuts, major budget cuts expected despite the fact that the overall budget was a lot of pain was approved and achieved for reasons probably looking ahead is asking for additional cuts. That is not only disturbing because we ourselves as a Commission work very hard to support the budget but knowing how difficult it has been for the Department to really comply. And I will be asking Director Hillis to speak more to what's ahead for the Department but also how he can inform the Commission and what was the Commission for a reasonable outcome because this is very, very difficult to take at this particular juncture. That was not so positive but hopefully we can find a positive outcome to this.

And the last thing is, I was originally tempted to pull one item off Consent and that is with an approval of a Cannabis facility on Mission Street. And while it is not a facility itself, that made me wonder. It is my concern that we need to find new parameters to look at Cannabis retail because if indeed everything else we're reading about the financial strain and lack of success that Cannabis retail has for small entrepreneurial business I feel very hard pressed to continue to approve something which I believe does not have a very positive future. I'm going to put this out just as a reminder, ask the Director, the Department, including the Commission to have a conversation



about how we are potentially creating long term vacancies by allowing uses but at this moment are not filling any vacancies. I'll leave it with that.

**Rich Hillis, Planning Director:**

Just on the financing of the 100% affordable project, I believe it was our first project where we're using recycled bonds. It's not exactly the term I'm totally familiar with but I think it's using past allocations where bonds are paid off and kind of reissuing affordable housing bonds. And it is also, you know, this was 100% affordable project required under the DA but amazing that they started with that project as their first project to break ground. So, I agree with you Commissioner Moore, it's great to see this project moving forward when we're hearing elsewhere that a lot of projects are infeasible.

**Commissioner Moore:**

Miss [inaudible] here actually volunteered to give us a presentation on the details that may inspire other people-

**Rich Hillis, Planning Director:**

Sure.

**Commissioner Moore:**

She deserves a credit together with Director Shaw and most likely Ms. Denise Phillips.

**Rich Hillis, Planning Director:**

Yeah. And we'll talk about, we're going to come talk to you I believe in the New Year about the findings that our Affordable Housing Leadership Council is making and the recommendations they're going to make on how we get to the 46,000 units of affordable housing we're being asked to build under our Housing Element. And that certainly will be a strategy we talked about. So, we can incorporate it in that discussion as well.

**Commissioner Moore:**

Great.

**Rich Hillis, Planning Director:**

Budget wise, it's a tough year for the City and the Department. Fees are down significantly even from the levels that we cut them, because we did take cuts to our fees or we anticipated less revenue this year than we were budgeting in prior years but we're not hitting those targets you know, and I think we've been lagging about a million to a million and a half in fee revenue from what we're budgeted. So, if that continues, that is a significant \$10 million hole in our budget. The Mayor's Office did give us a target of about 350 thousand dollars, we're meeting that by cutting two vacant positions. They're funded but vacant. I mean we think that's not going to be a big problem but next year as we look to the budget, we do foresee some, a tough budget year in both because the general fund is not meeting their revenue targets and nor are we with our fee revenues. So, definitely a lot more to come on that.

**Commissioner Moore:**

So, you feel comfortable that you have reached a general understanding that will not impair our current program- -

**Rich Hillis, Planning Director:**

For this year.

**Commissioner Moore:**

From the emphasis in particular, the aspects of what we're doing.

**Rich Hillis, Planning Director:**

Sure, yes. For this year. But I think we may have to make some tough choices next year.

**Commissioner Moore:**  
Thank you very much.

**Rich Hillis, Planning Director:**  
Yup.

**Commissioner Imperial:**

Thank you for that. So, I also have one to bring out. I was informed by one of the community members about that right now, I understand that the Planning Department is doing community engagements about the Planning Code audits. I'd like to hear, to give us updates on what's going on in that. And also there were some conversations from the community members about how the conversation go in the Planning Code audits on when it's being tried to base on the racial and social equity lens. So, perhaps that is something also we need to look into and perhaps if the community engagement team can provide us an information as to how those conversations are going. So that at least the Commissioners, we are knowledgeable as to what are the feedbacks from the community members themselves and how our team is also focusing on the racial and social equity. So, that is something that hopefully we can have a discussion with. And I guess my question on that Planning Code audits, what is the timeline for that?

**Liz Watty, Director of Current Planning:**

Hi Liz Watty, Director of Current Planning. We are, in terms of the Planning Code audit, just a couple of points I can give you, I can't go super deep into the weeds but we are wrapping up our contract with Gensler. We had a consultant who is helping us sort of structure this approach and figure out sort of what our game plan was for how we are going to approach this issue in general. So, we're wrapping up our contract with them and their final deliverables with us. Our effort is 100% based in racial and social equity. So, that is the exclusive lens that we're using for this effort. There is sort of no other aspect to this effort. So, it is entirely an RSE effort. I know our core team that we have working on it, where we have representation from our Community Equity division as well as from Current Planning have had a series of community meetings with a lot of different groups of folks. I don't know everyone who's been involved to get but we've done a fair amount of community outreach on that and we're going to be pulling forward shortly, I would say in the next several months. Sort of our first round of recommendations. And so, we will for sure be bringing that to the Commission, both with an overview of how we're kind of approaching this, again it is a new thing for us. But how we're approaching it and sort of that framework and tool kit that we're developing, our first set of recommendations. But we do and we're planning. You'll see this particularly in the Current Planning budget moving forward for next year that we're intending this to be an ongoing effort. We're in the same way that we make Planning Code clean up effort over the years. We kind of always have a package that we bring to you. We'll similarly be bringing a sort of recurring suggestions for amendments to the Planning Code through an RSE audit lens so that you know we're doing our first batch to kind of more salvage the framework and give you kind of a taste of here are some of the suggestions that we'll have but we see this as being a really almost never-ending effort to some degree. So, hopefully that gives you sort of a little ten thousand feet but I would say certainly before the end of the fiscal year but likely I would anticipate probably quarter one, we'll have some sort of updates that we'll be able to bring to the Commission.

**Commissioner Imperial:**

Thank you very much for that update. And also one thing that I actually don't want to pull out from the Consent Calendar but I feel like it's, you know, looking into it that was justified. However, it's about the laundromat and my only, I think that's item 1550 Waller I believe, yeah. So, while I was reading the packet in itself, and I think it's because the way we try to gather data in terms of the laundromat services around the neighborhood and we base it on the services or businesses that is still intact with that neighborhood.

From the last discussion that we had or the last you know, there are trends where old buildings are incorporating laundry services as well. I'm wondering if we can add that in the packet in itself in terms of rental old buildings are actually incorporating laundry services. The idea is that we need to be proactive or I feel the Planning Department need to be active in terms of gathering data for services that is still considered you know useful in the neighborhood. Because when I look into the, of course, the packet inform how many laundry service

businesses are around the area but it's good for us to have an assessment of how are these business or how are these services are trending at this point.

**Liz Watty, Director of Current Planning:**

And what I would just say on that, we really look at this. Some of the data is easy enough to provide you and some are a little more difficult. So, for new construction projects for example, you'll notice that a standard condition of approval on housing projects is that we are mandating onsite laundry facilities. Precisely for this very issue right. We want to make sure that the new projects that we're approving moving forward have onsite laundry, knowing that standalone laundry facilities continue to be economically challenged. Where we don't have great access to information is for existing buildings where they just are adding laundry facilities. Oftentimes those might just require a plumbing permit. Those things don't always come to the Planning Department. It's not a data point that we always have clearly identified as we are adding "X" number of laundry services or laundry services as a whole. So, it's going to be a little trickier for us to be able to identify what old buildings are just adapting to add those facilities but certainly for new construction that's something that we do see and we are mandating moving forward.

**Commissioner Imperial:**

I guess, probably a separate conversation with the team but yeah, thank you for adding that.

**Liz Watty, Director of Current Planning:**

Yeah, absolutely.

**Jonas P. Ionin, Commission Secretary:**

If there are no other questions and comments, Commissioners, if you would indulge me for one moment. I wanted to advise you that I've received word from Building Management here in City Hall that the APEC Conference starting November 11<sup>th</sup> and lasting that week, will likely impact hearings in City Hall. So, I am hoping that we don't need to cancel our November 16<sup>th</sup> hearing. I know the recommendation is for Commissions to cancel their hearings that week due to limited access to City Hall. But there appears to be an opportunity to start our November 16<sup>th</sup> hearing earlier at 10:00 am and maybe leave before the building is closed to members of the public. And I'm still investigating that. If we can have a hard stop possibly at 3:00 or 3:30 and vacate the building. So, just be advised and hopefully if you could take a look at your calendars now and see if 10:00 am would work for you on November 16<sup>th</sup>.

Also, I don't want to steal Mr. Starr's thunder but the Board of Supervisors interestingly enough voted to cease their remote public participation for the time being anyway with exception to those persons requesting advance reasonable accommodations. That does not affect us or any other Commission for that matter. We can continue remote public comment until such time you all decide that you no longer want to participate or provide that form of participation to members of the public.

**Commissioner Moore:**

Secretary Ionin, would it be appropriate for you to give a little bit more background of why is that the Supervisor decided that. I happened to hear into the meeting and - -

**Jonas P. Ionin, Commission Secretary:**

Well, yes. They, bit of a knee-jerk reaction to one hearing where they received inappropriate public comment, antisemitic and profanity laced comments. It was one hearing. Again knock on wood, I think we've been extremely fortunate here at the Planning Commission where we haven't had issues like that. But, if they were to arise, I would simply mute them and move on.

**Commissioner Moore:**

Profanity is not completely absent from any other meetings and we have been lucky not to have that and I know that you would call it. It is sometimes very difficult to listen to when people in public service is being bombarded with insults, which by choice of words are completely inappropriate. So again, this is delusion and they can express that but they do not have to do it in the form that they do.

**Jonas P. Ionin, Commission Secretary:**

I have come quite accustomed to insults, Commissioner Moore. Unfortunately.

**D. DEPARTMENT MATTERS****20. DIRECTOR'S ANNOUNCEMENTS**

None.

**21. 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.

Last week, both you and the Board were off, so there's no catch up to do.

[220709](#) **Planning Code - Nighttime Entertainment Castro Street Neighborhood Commercial District. Sponsor: Mandelman. Staff: Merlone.**

This week, the Land Use Committee considered Supervisor Mandelman's ordinance that would permit nighttime entertainment uses on the second floor with conditional use authorization. This ordinance was part of the package of considerations related to the Castro Theater project.

This item was continued from the October 2 land use hearing because amendments to allow exemptions of the use size limits for historic buildings in the Castro NCD were not ready. This week those amendments, which were part of the Planning Commissions recommended modifications were introduced by Supervisor Mandelman and accepted by the Committee. During public comment there were a few public speakers, about half in favor and half against. The committee then continued the item for one week, as required because the amendments were substantive. We expect the time to pass out of committee next week.

[230446](#) **Planning Code, Zoning Map - Housing Production. Sponsors: Mayor; Engardio and Dorsey. Staff: Starr**

Then the Committee considered the Mayor's Constraints reduction ordinance. This item was also continued from October 2. At the beginning of the hearing, Supervisor Melgar indicated her intent to continue the item to allow her and the mayor's office to work on amendments to the ordinance. Supervisor Mandelman also indicated that he had amendments related to the Corona Heights SUD and the Central Neighborhoods Large Home SUD that he would be introducing at the next hearing. The item did have public comment, although this week it was significantly shorter than last, but with no less passion from the speakers.

Supervisors Peskin and Preston both expressed their dissatisfaction with the way the ordinance had been handled by the mayor's office, and Preston, in particular, expressed his concern about the potential loss of rent controlled housing. I would just add that the provision that allowed the demolition of rent-controlled housing without conditional use authorization was limited to two units, prohibited displacement, and requires the units to be replaced. But that nuance didn't make it into the broader conversation.

The Committee did eventually vote to continue the item to October 30. I don't believe it will pass out of committee at that point and based on my understanding of Supervisor Mandelman's proposed amendments, the ordinance will likely have to come back to the commission for your further consideration.

**Commissioner Imperial:**

I have a question, just clarification. So, the negotiations between Supervisor Melgar and the Mayor, is that also returning? Or on top of the amendments that Supervisor [inaudible]

**Aaron Starr, Manager of Legislative Affairs:**

No, I think it, so the mayor's was very broad. And I think what's going to happen is some of that broadness will be narrowed so that doesn't need to come back to you for consideration. Because it's this and now it's going to be that. But Mandelman's touches on topics that you have no connection to what you heard prior.

**Commissioner Imperial:**

Okay. Thank you.

**Jonas P. Ionin, Commission Secretary:**

The Historic Preservation Commission met yesterday. They continued the Clay Theatre interior and exterior alterations' Certificate of Appropriateness indefinitely. So, I'm not sure what's going to happen with that but they adopted recommendations for approval for Legacy Business Registry applications for the property at 599 Castro Street, The Thai House, and then also property at 916 Kearny Street for Earwax Productions. They also adopted a Citywide Historic Context Statement on Architecture, Planning and Preservation Professionals, a Collection of Biographies and heard an informational presentation on Housing Projects and State Density Bonus Law. And, as previously noted, they were forced to continue the Non-Profit Arts Education Special Use District Planning Code and Zoning Map amendments because they lost a quorum and so they could not actually have a hearing due to conflicts but we're hoping that Amy Campbell who just got through approvals will be able to sit on the Historic Preservation Commission on November 1<sup>st</sup>. And so, they can take up that matter then. Hans Baldauf, who has gone through the Full Board is abroad and will be joining the Historic Preservation Commission after the Thanksgiving holiday. So, maybe in December, the Historic Preservation Commission will be full with seven members again.

**E. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Georgia Schuttish – Email regarding Demo calcs, discretionary reviews  
 Sandra Dratler – Housing permits vs public hearings, DRs filed  
 Ozzy Rohm – DRs and CUAs of single homes and multi-units, rent control  
 Sue Hestor – Request presentation of ZA report, office development chart

**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.

9. [2022-010980DRP](#) (D. WINSLOW: (628) 652-7335)  
**38 MARS STREET** – west side between 17th Street and Corbett Avenue; Lot 005 in Assessor's Block 2654 (District 8) – Request for **Discretionary Review** of Building Permit No. 2022.1104.5958 to construct a vertical addition and a horizontal rear addition to an existing two-story single-family house within a RH-2 (Residential House, Two-Family) 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 as Modified*  
 (Continued from Canceled Hearing on October 5, 2023)

**SPEAKERS:** = David Winslow – Staff report  
 + Lucas Eastwood – Project sponsor presentation  
 = Liz Watty – Response to comments and questions  
 = Rich Hillis - Response to comments and questions  
**ACTION:** After being pulled off of Consent; Took DR and Approved with Modifications  
**AYES:** Braun, Ruiz, Imperial, Koppel, Moore  
**NAYS:** None  
**ABSENT:** Diamond, Tanner

DRA: [836](#)

23. [2023-008443CRV](#) (K. LEI: (628) 652-7321)  
**YOSEMITE SLOUGH GRANT** – Planning Department staff has submitted a **grant application** to the California Office of Planning and Research Integrated Climate Adaptation and Resiliency Program to fund the Yosemite Slough Adaption Plan. The grant will fund community capacity building to address climate risks, develop equitable adaptation strategies, and position a community-based adaptation plan to address climate change in the Bayview neighborhood. The grant funding will enable technical analysis, community engagement, and will incorporate the San Francisco Environmental Justice framework as part of the analysis and adaptation plan. The Department requests Planning Commission final approval to accept the grant award from the Office of Planning and Research. If you have any questions, staff are available to respond.

*Preliminary Recommendation: Approve*

SPEAKERS: = Rich Hillis – Introduction  
 = Katie Lei – Staff report  
 ACTION: Approved  
 AYES: Braun, Ruiz, Imperial, Koppel, Moore  
 NAYS: None  
 ABSENT: Diamond, Tanner  
 RESOLUTION : [21411](#)

- 24a. [2019-021884CWP](#) (M. SNYDER (628) 652-7460)  
**POTRERO YARD MODERNIZATION PROJECT** – 2500 Mariposa Street, the block bounded by Mariposa Street, Bryant Street, 17th Street, and Hampshire Street; Lot 001 in Assessor's Block 3971 (District 9) – **Informational Presentation** on a proposal to completely rebuild and expand the Potrero Yard Muni Bus Maintenance Facility with the incorporation of a mixed-use development including approximately 510 dwelling units and other retail and community serving uses. At completion, the development would include a new structure that would range from 75 to 150-feet in height and include approximately 698,000 square feet of bus facility use, and approximately 381,000 of residential use. The site is currently within a P (Public) Use District and 65-X Height and Bulk District.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Mat Snyder – Staff presentation  
 + Bonnie Jean von Krogh– SFMTA presentation  
 + Chris Jauregui – Potrero Neighborhood Collective design presentation  
 ACTION: Reviewed and Commented

- 24b. [2019-021884GPA](#) (M. SNYDER (628) 652-7460)  
**POTRERO YARD MODERNIZATION PROJECT** – 2500 Mariposa Street, the block bounded by Mariposa Street, Bryant Street, 17th Street, and Hampshire Street; Lot 001 in Assessor's Block 3971 (District 9) – **Initiation of General Plan Amendments** to amend the Urban Design Element Map 4 – “Urban Design Guidelines of Buildings”, and Urban Design Guidelines Map 5 – “Urban Design Guidelines for the Bulk of Buildings”. These General Plan Amendments would enable the Potrero Yard Modernization Project, which would include the complete rebuild and expansion of the Potrero Yard Muni Bus Maintenance Facility with the incorporation of a mixed-use development. The site is currently within a P (Public) Use District, 65- Height and Bulk District and within the Mission District Area Plan.

*Preliminary Recommendation: Initiate and schedule a public hearing on or after January 11, 2023*

SPEAKERS: Same as item 24a.  
 ACTION: Initiated and Scheduled a hearing on or after January 11, 2024  
 AYES: Braun, Ruiz, Imperial, Koppel, Moore  
 NAYS: None  
 ABSENT: Diamond, Tanner



RESOLUTION : [21412](#)

**ADJOURNMENT 1:58 PM**

**ADOPTED NOVEMBER 2, 2023**