

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

Thursday, June 24, 2021
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Tanner, Diamond, Fung, Imperial, Moore, Koppel
COMMISSIONERS ABSENT: Chan

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:01 PM

STAFF IN ATTENDANCE: Carly Grob, Jenny Delumo, Chelsea Fordham, Sharon Young, Corey Teague – Zoning Administrator, 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 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. 2021-000726CUA (L. HOAGLAND: (628) 652-7320)
559 CLAY STREET – south side between Montgomery and Leidesdorff Streets; Lot 031 in Assessor's Block 0228 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303 to convert 2,669 square feet of basement storage space into additional office space for the existing tenant. The project is located within an

existing 4-story over basement office building, in a C-3-O (Downtown Office) Zoning District and 75-X Height and Bulk District. The project site is also located within the Japantown Planning Area. This 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 July 8, 2021)

SPEAKERS: None
 ACTION: Continued to July 8, 2021
 AYES: Tanner, Diamond, Imperial, Moore, Koppel
 ABSENT: Chan, Fung

2. 2018-002508DRP-04 (D. WINSLOW: (628) 652-7335)
4250 26TH STREET – north side between Diamond and Castro Streets; Lot 019 in Assessor's Block 6555 (District 8) – Request for **Discretionary Review** of Building Permit Application nos. 2018.0214.1219 and 2018.0214.1218 for the demolition of an existing two-story, single-family residence and new construction of a four-story, single-family residence with an Accessory Dwelling Unit at the ground floor pursuant to Planning Code Section 207(c)(6). The demolition of the existing building at the subject property was administratively approved pursuant to Planning Code Section 317(c)(6) within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

(Proposed for Continuance to July 15, 2021)

SPEAKERS: None
 ACTION: Continued to July 15, 2021
 AYES: Tanner, Diamond, Imperial, Moore, Koppel
 ABSENT: Chan, Fung

3. 2019-017481SHD (N. FOSTER: (628) 652-7330)
530 SANSOME STREET – east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor's Block 0206 (District 3) – **Discussion and possible Joint Action by the Planning Commission and the Recreation and Park Commission to raise the absolute cumulative limit for Maritime Plaza and set an absolute cumulative limit for Sue Bierman Park, pursuant to the jointly-approved Planning Code Section 295 Implementation Memo adopted in 1989, in order to accommodate new shadow cast by the proposed project at 530 Sansome Street.** The proposed project ("Project") includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236' inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below ("Commercial Variant") and one that would construct residential uses further described below ("Residential Variant"). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant), as well as a below-grade, non-accessory private parking garage for the

SFFD containing 18 spaces (approximately 7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 249,000 square feet of gross floor area, including the Fire Department uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,100 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 30 parking spaces and one (1) car-share below-grade parking spaces for the non-Fire Department uses. The Residential Variant would include a total of approximately 283,000 square feet of gross floor area, including the Fire Department uses, as well as approximately 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. The additional two building stories in the Residential Variant are the result of slightly smaller floor-to-floor ceiling heights for the residential floors. The Residential Variant proposes 143 Class 1 and 21 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 64 parking spaces and two (2) car-share below-grade parking spaces for the residential uses. The Residential Variant would contain a mix 191 studio and one-bedroom units, 38 two-bedroom units, and 27 three-bedroom units. For both the Commercial Variant and Residential Variant, SFFD proposes changes to the lane configuration and traffic light facilities on Washington Street, such that SFFD engines would be able to safely make westbound and eastbound turns out to Washington Street to enhance SFFD's ability to promptly respond to emergency calls. The Project Site is located within a C-3-O (Downtown Office) Zoning District, Downtown Plan Area, and 200-S Height and Bulk District.

Preliminary Recommendation: Raise Cumulative Shadow Limit
(Proposed for Continuance to July 15, 2021)

SPEAKERS: None
 ACTION: Continued to July 29, 2021
 AYES: Tanner, Diamond, Imperial, Moore, Koppel
 ABSENT: Chan, Fung

- 4a. 2019-017481SHD (N. FOSTER: (628) 652-7330)
530 SANSOME STREET – east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor's Block 0206 (District 3) – Request for **Adoption of Shadow Findings** pursuant to Section 295 that the net new shadow cast by the proposed project at 530 Sansome Street will not have a significant adverse impact on the use of Maritime Plaza or Sue Bierman Park, two (2) properties under the jurisdiction of the Recreation and Park Department. The proposed project ("Project") includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236' inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below ("Commercial Variant") and one that would construct residential uses further described below ("Residential Variant"). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant), as well as a below-grade, non-accessory private parking garage for the

SFFD containing 18 spaces (approximately 7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 249,000 square feet of gross floor area, including the Fire Department uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,100 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 30 parking spaces and one (1) car-share below-grade parking spaces for the non-Fire Department uses. The Residential Variant would include a total of approximately 283,000 square feet of gross floor area, including the Fire Department uses, as well as approximately 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. The additional two building stories in the Residential Variant are the result of slightly smaller floor-to-floor ceiling heights for the residential floors. The Residential Variant proposes 143 Class 1 and 21 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 64 parking spaces and two (2) car-share below-grade parking spaces for the residential uses. The Residential Variant would contain a mix 191 studio and one-bedroom units, 38 two-bedroom units, and 27 three-bedroom units. For both the Commercial Variant and Residential Variant, SFFD proposes changes to the lane configuration and traffic light facilities on Washington Street, such that SFFD engines would be able to safely make westbound and eastbound turns out to Washington Street to enhance SFFD's ability to promptly respond to emergency calls. The Project Site is located within a C-3-O (Downtown Office) Zoning District, Downtown Plan Area, and 200-S Height and Bulk District.

Preliminary Recommendation: Adopt Findings
(Proposed for Continuance to July 15, 2021)

SPEAKERS: None
 ACTION: Continued to July 29, 2021
 AYES: Tanner, Diamond, Imperial, Moore, Koppel
 ABSENT: Chan, Fung

- 4b. 2019-017481DNX (N. FOSTER: (628) 652-7330)
530 SANSOME STREET – east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor's Block 0206 (District 3) – Request for **Downtown Project Authorization** pursuant to Planning Code Section 309 to allow a project greater than 50,000 square feet of floor area within a C-3 Zoning District with requested exceptions for: Rear Yard (Section 134); Dwelling Unit Exposure (140); Reduction of Ground-Level Wind Current (Section 148); Off-street Freight Loading (Section 151.1); Height Limits within the S Bulk District (Section 263.9); and Bulk Controls (Section 270). The proposed project ("Project") includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236' inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below ("Commercial Variant") and one that would construct residential uses further described below ("Residential Variant"). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square

footage between the Commercial Variant and Residential Variant), as well as a below-grade, non-accessory private parking garage for the SFFD containing 18 spaces (approximately 7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 249,000 square feet of gross floor area, including the Fire Department uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,100 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 30 parking spaces and one (1) car-share below-grade parking spaces for the non-Fire Department uses. The Residential Variant would include a total of approximately 283,000 square feet of gross floor area, including the Fire Department uses, as well as approximately 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. The additional two building stories in the Residential Variant are the result of slightly smaller floor-to-floor ceiling heights for the residential floors. The Residential Variant proposes 143 Class 1 and 21 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 64 parking spaces and two (2) car-share below-grade parking spaces for the residential uses. The Residential Variant would contain a mix 191 studio and one-bedroom units, 38 two-bedroom units, and 27 three-bedroom units. For both the Commercial Variant and Residential Variant, SFFD proposes changes to the lane configuration and traffic light facilities on Washington Street, such that SFFD engines would be able to safely make westbound and eastbound turns out to Washington Street to enhance SFFD's ability to promptly respond to emergency calls. The Project Site is located within a C-3-O (Downtown Office) Zoning District, Downtown Plan Area, and 200-S Height and Bulk District. This 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 July 15, 2021)

SPEAKERS: Same as item 4a.
 ACTION: Continued to July 29, 2021
 AYES: Tanner, Diamond, Imperial, Moore, Koppel
 ABSENT: Chan, Fung

- 4c. 2019-017481CUA (N. FOSTER: (628) 652-7330)
530 SANSOME STREET – east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor's Block 0206 (District 3) – Request for **Conditional Use Authorization** to permit a hotel use and private parking garage (Sections 303(g) and 303(t)). The proposed project ("Project") includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236' inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below ("Commercial Variant") and one that would construct residential uses further described below ("Residential Variant"). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential

Variant), as well as a below-grade, non-accessory private parking garage for the SFFD containing 18 spaces (approximately 7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 249,000 square feet of gross floor area, including the Fire Department uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,100 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 30 parking spaces and one (1) car-share below-grade parking spaces for the non-Fire Department uses. The Residential Variant would include a total of approximately 283,000 square feet of gross floor area, including the Fire Department uses, as well as approximately 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. The additional two building stories in the Residential Variant are the result of slightly smaller floor-to-floor ceiling heights for the residential floors. The Residential Variant proposes 143 Class 1 and 21 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 64 parking spaces and two (2) car-share below-grade parking spaces for the residential uses. The Residential Variant would contain a mix 191 studio and one-bedroom units, 38 two-bedroom units, and 27 three-bedroom units. For both the Commercial Variant and Residential Variant, SFFD proposes changes to the lane configuration and traffic light facilities on Washington Street, such that SFFD engines would be able to safely make westbound and eastbound turns out to Washington Street to enhance SFFD's ability to promptly respond to emergency calls. The Project Site is located within a C-3-O (Downtown Office) Zoning District, Downtown Plan Area, and 200-S Height and Bulk District.

Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to July 15, 2021)

SPEAKERS: Same as item 4a.
 ACTION: Continued to July 29, 2021
 AYES: Tanner, Diamond, Imperial, Moore, Koppel
 ABSENT: Chan, Fung

- 4d. 2019-017481OFA (N. FOSTER: (628) 652-7330)
530 SANSOME STREET – east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor's Block 0206 (District 3) – Request for **Office Development Allocation** under the 2020-2021 Annual Office Development Limitation Program (Sections 320 through 325) authorizing up to 40,000 gross square feet of general office use. The proposed project ("Project") includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236' inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below ("Commercial Variant") and one that would construct residential uses further described below ("Residential Variant"). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant), as well as a below-grade, non-accessory private parking garage for the SFFD containing 18 spaces (approximately

7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 249,000 square feet of gross floor area, including the Fire Department uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,100 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 30 parking spaces and one (1) car-share below-grade parking spaces for the non-Fire Department uses. For both the Commercial Variant and Residential Variant, SFFD proposes changes to the lane configuration and traffic light facilities on Washington Street, such that SFFD engines would be able to safely make westbound and eastbound turns out to Washington Street to enhance SFFD's ability to promptly respond to emergency calls. The Project Site is located within a C-3-O (Downtown Office) Zoning District, Downtown Plan Area, and 200-S Height and Bulk District.

Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to July 15, 2021)

SPEAKERS: Same as item 4a.
 ACTION: Continued to July 29, 2021
 AYES: Tanner, Diamond, Imperial, Moore, Koppel
 ABSENT: Chan, Fung

- 4e. 2019-017481VAR (N. FOSTER: (628) 652-7330)
530 SANSOME STREET – east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor's Block 0206 (District 3) – Request for **Variance** pursuant to Section 305, as reviewed by the Zoning Administrator, from the following development standards of the Planning Code: width of openings for off-street parking and loading (Section 155(s)(4)(A)); and active use, ground floor ceiling height, and transparency requirements for street frontages in commercial districts (Sections 145.1(c)(3), (4) and (6)). The proposed project ("Project") includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236' inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below ("Commercial Variant") and one that would construct residential uses further described below ("Residential Variant"). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant), as well as a below-grade, non-accessory private parking garage for the SFFD containing 18 spaces (approximately 7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 249,000 square feet of gross floor area, including the Fire Department uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,100 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 30 parking spaces and

one (1) car-share below-grade parking spaces for the non-Fire Department uses. The Residential Variant would include a total of approximately 283,000 square feet of gross floor area, including the Fire Department uses, as well as approximately 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. The additional two building stories in the Residential Variant are the result of slightly smaller floor-to-floor ceiling heights for the residential floors. The Residential Variant proposes 143 Class 1 and 21 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 64 parking spaces and two (2) car-share below-grade parking spaces for the residential uses. The Residential Variant would contain a mix 191 studio and one-bedroom units, 38 two-bedroom units, and 27 three-bedroom units. For both the Commercial Variant and Residential Variant, SFFD proposes changes to the lane configuration and traffic light facilities on Washington Street, such that SFFD engines would be able to safely make westbound and eastbound turns out to Washington Street to enhance SFFD's ability to promptly respond to emergency calls. The Project Site is located within a C-3-O (Downtown Office) Zoning District, Downtown Plan Area, and 200-S Height and Bulk District.

(Proposed for Continuance to July 15, 2021)

SPEAKERS: Same as item 4a.

ACTION: ZA Continued to July 29, 2021

5. 2016-013012CUA (C. MAY: (628) 652-7359)
478-484 HAIGHT STREET – north side between Fillmore and Webster Streets; Lot 019 in Assessor's Block 0849 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 303, 317 and 743 to permit the demolition of the existing two-story building containing one dwelling unit above ground floor retail space, and the construction of a new four-story building containing nine principally-permitted dwelling units and nine accessory dwelling units above two floors of child care (Community Institutional) uses totaling approximately 9,942 square feet within the Lower Haight Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. This 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 September 2, 2021)

SPEAKERS: None

ACTION: Continued to September 2, 2021

AYES: Tanner, Diamond, Imperial, Moore, Koppel

ABSENT: Chan, Fung

8. [2021-004810CRV](#) – COMMISSION RULES AND REGULATIONS – The San Francisco Planning Commission will consider adopting amendments to their Rules & Regulations, in accordance with San Francisco Charter, Article IV, Section 4.104.

SPEAKERS: Sue Hestor – Supports continuance

Katherine Howard – Supports continuance

ACTION: Continued to July 15, 2021

AYES: Tanner, Diamond, Imperial, Moore, Koppel

ABSENT: Chan, Fung

13. [2017-014833ENV](#) (J. DELUMO: (628) 652-7568)
469 STEVENSON STREET PROJECT – Certification of the **Final Environmental Impact Report** (EIR) – The project site is located on the block bounded by Stevenson Street to the north, Jessie Street to the south, 6th Street to the west, and 5th Street to the east (Assessor's block/lot 3704/045). The proposed project would demolish the existing parking lot and construct a new 27-story mixed-use building approximately 274 feet tall (with an additional 10 feet for rooftop mechanical equipment) with three below-grade parking levels providing approximately 166 parking spaces, one freight loading space, and two service vehicle loading spaces. The approximately 535,000-gross-square-foot building would consist of approximately 495 dwelling units, 4,000 square feet of commercial retail use on the ground floor, and 25,000 square feet of private and common open space. The proposed project would also provide approximately 200 class 1 bicycle spaces, 27 class 2 bicycle parking spaces, and passenger loading zones on Stevenson Street and Jessie Street. The proposed project would use the Individually Requested State Density Bonus Program and provide affordable housing units onsite. The Project Site is located within a C-3-G (Downtown General Commercial) Zoning District, Downtown Plan Area, and 160-F Height and Bulk District.

Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on May 11, 2020. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify

(Continued from Regular hearing on June 10, 2021)

SPEAKERS: Angelica Cabande – Support continuance
 Michael Nulty – Support continuance
 Speaker – Support continuance
 Cynthia Gomez – Support continuance
 ACTION: Continued to July 22, 2021
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan

- 14a. [2017-014833ENV](#) (N. FOSTER: (628) 652-7330)
469 STEVENSON STREET – south side between 5th and 6th Streets; Lot 045 in Assessor's Block 3704 (District 6) – Request for **Adoption of Findings** and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act (CEQA). The proposed project ("Project") includes construction of a 27-story residential building reaching a height of 274-feet tall (284-feet including rooftop mechanical equipment) with a total Gross Floor Area of approximately 427,000 square feet devoted to residential uses, with approximately 4,000 gross square feet of ground-floor retail. The Project includes a total of 495 dwelling units, with a mix of 192 studio units, 149 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and eight five-bedroom units totaling, with 73 dwelling units provided as on-site affordable dwelling units. The Project would provide 166 off-street vehicle parking spaces, up to 12 car-share spaces, 200 Class 1 and 27 Class 2 bicycle parking spaces, and three freight loading spaces within a below-grade garage. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 42.5% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project Site is located within a C-3-G (Downtown General Commercial) Zoning District, Downtown Plan Area, and 160-F Height and Bulk District.

Preliminary Recommendation: Adopt Findings

(Continued from Regular hearing on June 10, 2021)

SPEAKERS: Same as item 13.
 ACTION: Continued to July 22, 2021
 AYES: Tanner, Diamond, Imperial, Moore, Koppel
 ABSENT: Chan, Fung

- 14b. [2017-014833DNX](#) (N. FOSTER: (628) 652-7330)
469 STEVENSON STREET – south side between 5th and 6th Streets; Lot 045 in Assessor's Block 3704 (District 6) – Request for **Downtown Project Authorization** to permit a project greater than 50,000 square feet of floor area within a C-3 Zoning District (Sections 210.2 and 309). The proposed project ("Project") is utilizing the Individually Requested State Density Bonus Program pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345) to achieve a 42.5% density bonus. The Project requests six (6) waivers from: Maximum Floor Area Ratio (Section 123); Rear Yard (Section 134); Common Useable Open Space (Section 135); Dwelling Unit Exposure (Section 140); Ground-Level Wind Current (Section 148); Bulk (Section 270); and one (1) incentive from Height (Section 250). The Project includes construction of a 27-story residential building reaching a height of 274-feet tall (284-feet including rooftop mechanical equipment) with a total Gross Floor Area of approximately 427,000 square feet devoted to residential uses, with approximately 4,000 gross square feet of ground-floor retail. The Project includes a total of 495 dwelling units, with a mix of 192 studio units, 149 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and eight five-bedroom units totaling, with 73 dwelling units provided as on-site affordable dwelling units. The Project would provide 166 off-street vehicle parking spaces, up to 12 car-share spaces, 200 Class 1 and 27 Class 2 bicycle parking spaces, and three freight loading spaces within a below-grade garage. The Project Site is located within a C-3-G (Downtown General Commercial) Zoning District, Downtown Plan Area, and 160-F Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on June 10, 2021)

SPEAKERS: Same as item 13.
 ACTION: Continued to July 22, 2021
 AYES: Tanner, Diamond, Imperial, Moore, Koppel
 ABSENT: Chan, Fung

- 14c. [2017-014833CUA](#) (N. FOSTER: (628) 652-7330)
469 STEVENSON STREET – south side between 5th and 6th Streets; Lot 045 in Assessor's Block 3704 (District 6) – Request for **Conditional Use Authorization** to permit additional square footage above that permitted by the base floor area ratio limits for the construction of on-site, affordable dwelling units (Sections 124(f) and 303). The proposed project ("Project") includes construction of a 27-story residential building reaching a height of 274-feet tall (284-feet including rooftop mechanical equipment) with a total Gross Floor Area of approximately 427,000 square feet devoted to residential uses, with approximately 4,000 gross square feet of ground-floor retail. The Project includes a total of 495 dwelling units, with a mix of 192 studio units, 149 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and 8 five-bedroom units totaling, with 73 dwelling units provided as on-site affordable dwelling units. The Project would provide 166 off-street vehicle parking

spaces, up to 12 car-share spaces, 200 Class 1 and 27 Class 2 bicycle parking spaces, and 3 freight loading spaces within a below-grade garage. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 42.5% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project Site is located within a C-3-G (Downtown General Commercial) Zoning District, Downtown Plan Area, and 160-F Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on June 10, 2021)

SPEAKERS: Same as item 13.
ACTION: Continued to July 22, 2021
AYES: Tanner, Diamond, Imperial, Moore, Koppel
ABSENT: Chan, Fung

B. COMMISSION MATTERS

6. Consideration of Adoption:

- [Draft Minutes for June 10, 2021 – Closed Session](#)
- [Draft Minutes for June 10, 2021 – Regular](#)

SPEAKERS: Georgia Schuttish – Director Hills referred to working with DBI on Tantamount to Demolition. What is “working with” exactly? Ms. Wong and Ms. Berger wrote an extremely good presentation which Ms. Watty sent to me. Should be on Department website. January 2020: Director Rahaim replying to a direct question from President Koppel about the Demo Calcs said “Ms. Watty was working on it”. Presentation updates corrections to Clarifications in the 2020 CID on how to do the “math” for Demolition Calculations. Also more expansive than 2015/2016 Training Manuals put together for Staff after determination in late 2015 that based on sample, 40% to 50% of Alteration projects should have been reviewed as Demolitions, stated in approved Minutes on January 7, 2016 by former Commissioner Richards. New document good resource. When Demo Calcs are adjusted. becoming more stringent, in order to preserve housing, allowing for reasonable Alterations, which is: Reason for Section 317.

ACTION: Adopted
AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
ABSENT: Chan

7. Commission Comments/Questions

None.

C. DEPARTMENT MATTERS

9. Director’s Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners. A couple of items. One, I know I have mentioned this previously but again I wanted to recognize and thank the many Planning staff who served over the last 15 months as Disaster Service Workers. You may know that the Covid Command Center is starting to transition and phase out at Moscone. We have about 8 staff who are still out on DSW but expecting most to return in the next week or so. But in total, extraordinarily we had 53 staff members who served at some point over the last 15 months as Disaster Service Workers and in various capacities from helping getting schools re-opened to facilitating safe sleeping sites to vaccination education and outreach in vulnerable communities. So, tremendously important roles. Many, have described, the work as challenging but some of the most rewarding they have done over the course of their careers. And I hope helped in all of our efforts in kind of getting San Francisco back on track and a leader in the pandemic response. So again, I wanted to just thank our staff who have served because it was a huge number of them.

Also, I wanted to report we had the third meeting of the Equity Advisory Council last week. I wasn't able to attend because I was out. We will continue to post summaries on our website. This one will be up today if it isn't already. The discussion was focused on again developing priorities for the council's work with housing recovery, our equity plan, our budget and priorities and our communications and outreach strategies as the primary topics for the council to consider. There was a good discussion. Director Shaw joined from MOHCD about the Housing Element. The next meeting will be in July about our Equity Plan. And again, we will continue to post summaries of those meetings on our website.

Also, I wanted to mention two state bills that could affect San Francisco in our work that are moving through the legislative process, SB 9 and SB 10. Again, it is unclear what will happen to these bills as they move through the process but this is starting to get to final legislation as we move through the summer. SB 9 would make approval of 2-unit projects in single family districts ministerial under certain conditions. Those being if there are no demo or alteration of the affordable unit, if they don't demo more than 25% of an existing structure and if they are not located in a historic district. SB 9 also allows for subdivision of existing lots in RH-1 districts under certain conditions as well. And then SB 10 would allow cities to up-zone any parcel to allow for up to 10 units without environmental review. So, the bill itself wouldn't rezone any parcel and cities would require legislative action to make zoning changes. But in cases where they are allowing up to 10 units, they would not have to undertake environmental review for the legislation. So, I just wanted to give you those quick summaries. That is my report unless there are questions.

Commissioner Moore:

Thank you, Director Hillis for thanking our Disaster Service Workers. Special thanks to them. It is very difficult to balance a career and have a side job that is extremely challenging. It made being vaccinated at Moscone at least significantly easier because it was a large group of positively minded supportive staff. Again, thank you to everybody.

I have a question regarding the City's request for all City employees to be vaccinated. I assume, assume is the word, that Commissioners will be all returning to City Hall would fall under the same requirement. I would like, if you can, verify that for all of us. I think it is a great rule from the City. I personally believe that we all need to be vaccinated. And hope

that we will find a way to see each other all again in person at City Hall in the very near future.

As to the last item you mentioned, SB 9 and SB 10. I have been reading including, Representative Chu's strong comments against SB 9 that just came out a few days ago. Very interested to hear you update us as it goes along. There was strong comments already in papers. People discussing the topic and how it applies particularly to San Francisco. Again, San Francisco has to have a different response and should have a different response to all of these State legislative piece regarding housing. Thank you for bringing it up and I look forward for you keeping us abreast on how it develops as it goes forward. Thank you.

Rich Hillis, Planning Director:

Thank you, Commissioner Moore. We will certainly keep you updated because I imagine things will change as they move through the process. And that is my understanding too, Commissioners would fall under the rules that employees fall under. We just got that guidance yesterday so we will confirm that and let you know.

Commissioner Moore:

You are talking about vaccination right now.

Rich Hillis, Planning Director:

Yes.

Commissioner Moore:

Thank you.

Commissioner Imperial:

Thank you. Director Hillis, regarding SB 9 and SB 10. If you could please send the Commissioners an overview of the State legislations. That would be beneficial for me to understand it better. Thank you.

Rich Hillis, Planning Director:

Okay, I will.

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

None.

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – The email sent June 18th is of two Elizabeth Street projects. The photos show: Before, During and After. These projects were approved as Alterations. The existing houses were livable, not dilapidated, not shabby. No published Demo Calcs for one project; other one had the Demo Calcs revised during the work. These projects show why the Demo Calcs thresholds should be adjusted per Section 317 (b) (2) (D). The sales history of each shows why too. The rampant speculative market when both homes hit the market back in 2015 is illustrated by increase in sales price

from asking price and further illustrated when completed projects returned to market in 2021. Please look at this sales history closely. On June 21st email sent with sales history of 4250 26th. And 1647 Sanchez which is unoccupied one year after sale. (\$9.1M) Compare this sales history with two projects on Elizabeth Street sales history.

Tes Welborn – General public comment, document review time

Linda Chapman – EIR, wind impact

David Elliott Lewis – Wind impact, market rate group housing

Ozzie Rohm – Changes proposed in Rules and Regs, DR time

Becky – CUA application timeline

Michael Nulty – Executive summaries, letters of support/concern

Bobbie Lopez – 469 Stevenson support continuance

Ken Fisher – DR process

Dennis Richards – SB 9 and SB 10

Jonas P. Ionin – Response to questions and comments

E. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

11. [2013.1535CUA-02](#) (C. GROB: (628) 652-7532)
450-474 O'FARRELL STREET AND 532 JONES STREET – on the block bounded by Geary Street to the north, O'Farrell Street to the south, Taylor Street to the east, and Jones Street to the west (Assessor's block/lot 0317/007, 0317/009, and 0317/011) (District 6) – Request to amend **Conditions of Approval** of Planning Commission Motion No. 20281, adopted September 13, 2018. A revised project scope still includes demolition of the three buildings, construction of a 13-story mixed-use building with similar massing, ground floor commercial and a new church, but now proposes up to 316 group housing rooms instead of up to 176 residential units and no longer proposes residential off-street parking. At minimum, Conditions of Approval Nos. 24, 25, 26, 32, pursuant to Planning Code Sections 303, 304, 415, 166, and 155, are to be amended to reflect the project revision and status, for a project located in a RC-4 (Residential- Commercial, High Density) Zoning District, North of Market Residential Special Use District and 80-130-T Height and Bulk District. This project has undergone environmental review pursuant to the California Environmental Quality Act and Chapter 31 of the San Francisco Administrative Code. The Planning Commission certified the Final Environmental Impact Report (EIR) for the project on September 13, 2018 (Motion No. 20279). On June 17, 2021, the Planning Department published the second addendum to Final EIR for the Project.

Preliminary Recommendation: Approve Amendments

(Continued from Regular hearing on June 10, 2021)

Note: On April 15, 2021, after hearing and closing public comment, continued to June 10, 2021 by a vote of +7-0. On June 10, 2021, without hearing, continued to June 24, 2021 by a vote of +6-0 (Chan absent).

SPEAKERS: = Carly Grob – Staff report
 + Ela Strong – Project sponsor

- + Richard Hannum – Project sponsor
- Michael – Request continuance
- + Martha – Support
- Speaker – Community engagement
- Del Seagraves – Dense neighborhood
- David Elliot Lewis – Not properly designed
- + Susan – Additional housing
- + Corey Smith – Petitions
- Kathy Vaughn – Does not meet the needs of neighborhood
- Curtis Bradford – Oppose, not ready for approval
- Anastasia Yovanopoulos – Affordable units
- Speaker – Community engagement
- Carlene – Does not meet the needs of the community
- + Joanne – Support
- Lance – Oppose
- Jason – Wrong for the Tenderloin
- Felicia Smith – Family housing not group housing
- + Patricia Kephart – Need a new church
- + Chris – Impress with the project
- + John Mitchell – Support
- Belinda – Oppose
- Freddy – Change space and safety needs
- Michael Nulty – No community partners
- = Greg – Time to comment
- Speaker – Oppose
- + Mike Chen – Support
- + Cheryl – Support
- + Cristina – Support
- John McCormick – Oppose, no community engagement
- Speaker – Oppose, need family dwellings
- + David Cincotta – Response to questions
- = Jenny Delumo – Response to questions
- = Chelsea Fordham – Response to questions
- + Teresa Ichsan, Project Access – Response to questions
- Speaker – Oppose
- = Corey Teague – Response to questions

ACTION:

Approved with Conditions as amended to include:

1. Increase the number of larger group housing units, wherever feasible;
2. Provide balconies to maximum projection on all sides except O'Farrell Street;
3. Continue working with Staff to increase the number of bicycle parking spaces, up to 200;
4. Convert the ground-floor retail space to group housing units; and
5. Work with Staff to analyze the feasibility of converting the basement to additional group housing units.

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Imperial, Moore

ABSENT: Chan

MOTION: [20935](#)

12. [2020-001973CUA](#) (S. YOUNG: (628) 652-7349)
1737 POST STREET, SUITE 367 – south side between Buchanan and Webster Streets; Lots 009 in Assessor's Block 0700 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.32, 303, 303.1, and 721 to establish a Formula Retail Limited Restaurant Use (d.b.a. Yi Fang Taiwan Fruit Tea) in an approximately 565 square foot vacant ground floor commercial space which was occupied by another non-formula retail limited restaurant use (d.b.a. MoYo's Yogurt). The Project will involve interior tenant improvements to the ground floor commercial space, which is located within the interior of Japan Center West (Kintetsu) Mall. The project site is located within the Japantown NCD (Neighborhood Commercial District), Japantown Special Use District, and 50-X Height and Bulk District. The project site is also located within the Japantown Planning Area. This 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: = Sharon Young – Staff report
+ Thomas Jia Liang – Project sponsor
+ Roy Lam – Project sponsor
- Gwyneth – Request for continuance

ACTION: Approved with Conditions as amended to include:
1. Sponsor to meet/work with the Japantown Taskforce; and
2. Update memo.

AYES: Tanner, Diamond, Fung, Imperial, Koppel
NAYS: Moore
ABSENT: Chan
MOTION: [20936](#)

ADJOURNMENT 4:26 PM
ADOPTED JULY 8, 2021