

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, May 28, 2020
1:00 p.m.
Regular Meeting**

COMMISSIONERS PRESENT: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:02 PM

STAFF IN ATTENDANCE: Diego Sanchez, Christy Alexander, Matt Chandler, Seung Yen Hong, Jeanie Poling, Miriam Chion, Kimia Haddadan, Chris May, 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. 2017-002545DRP-03 (C. MAY: (415) 575-9087)
2417 GREEN STREET – south side of Green Street, between Pierce and Scott Streets; Lot 028 in Assessor's Block 0560 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2017.04.28.5244 proposing to construct one- and three-story horizontal rear additions, construct 3rd and 4th floor vertical additions, and lower all floor plates in the existing single-family dwelling by approximately two feet. The floor area would increase

from approximately 4,118 square feet to approximately 5,115 square feet and would include a one-bedroom accessory dwelling unit measuring approximately 1,023 square feet on the first floor. The project also proposes the partial excavation of the rear yard for a sunken terrace, façade alterations, and interior modifications including the expansion of the existing basement level garage to accommodate another vehicle 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: Take Discretionary Review and Approve with Modifications

(Continued from Regular hearing on April 16, 2020)

Note: On January 9, 2020, after hearing and closing public comment, continued to April 16, 2020 with directions by a vote of +6 -0 (Richards absent). On April 16, 2020, without hearing, continued to May 28, 2020 by a vote of +6 -0.

(Proposed for Continuance to June 18, 2020)

SPEAKERS: Chris Durkin – Request to take off continuance and hear today

ACTION: Continued to June 18, 2020

AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

2. 2018-012576CUA (D. WEISSGLASS: (415) 575-9177)
1769 LOMBARD STREET – south side of Lombard Street between Laguna and Octavia Streets; Lot 027 in Assessor's Block 0506 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 145.2, 303, and 712 to authorize an Outdoor Activity Area in conjunction with a Kennel Use (d.b.a. "The Grateful Dog") as well as a one-year review of Motion No. 20355, which authorized the Kennel Use, within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District. The Project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on April 23, 2020)
Note: On March 5, 2020, after hearing and closing public comment, continued to April 23, 2020 for the sponsor to adhere to original conditions of approval by a vote of +6 -0. On April 23, 2020, without hearing, continued to May 28, 2020 by a vote of +6 -0.
(Proposed for Continuance to June 25, 2020)

SPEAKERS: None

ACTION: Continued to June 25, 2020

AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

3. 2019-021795CUA (M. CHANDLER: (415) 575-9048)
650 FREDERICK STREET – northside between Arguello Boulevard and Stanyan Street (Kezar Stadium), Lot 001 of Assessor's Block 1264 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 211.2 and 303, to install a Verizon Wireless macro wireless telecommunications facility to increase wireless communications coverage within Golden Gate Park and the surrounding area. The Verizon Wireless project consists of fifteen (15) new Antennas, eighteen (18) new remote radio units, and two (2) Surge Suppressors on existing stadium light pole, and ancillary equipment including ground mounted equipment screened within a fence. The subject property is located within a P (Public), and OS Height and Bulk Districts. This action constitutes the Approval

Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Proposed for Continuance to July 23, 2020)

SPEAKERS: None

ACTION: Continued to July 23, 2020

AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

4. 2018-015239DRP (D. WINSLOW: (415) 575-9159)
1222 FUNSTON AVENUE – between Irving Street and Lincoln Way; 040 in Assessor's Block 1738 (District 5) – Request for **Discretionary Review** of Building Permit 2018.1211.8001 to demolish an existing one-car garage at the front of the subject property and construct a new four story, single family residence within a RH-2 (Residential House, Two-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 23, 2020)

SPEAKERS: Speaker – Request continuance after SIP

ACTION: Continued to July 23, 2020

AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

5. 2018-012442DRP (D. WINSLOW: (415) 575-9159)
436 TEHAMA STREET – between 5th and 6th Streets; 106 in Assessor's Block 3732 (District 6) – Request for **Discretionary Review** of Building Permit 2018.0628.3202 to create 2 new dwelling units on the ground floor per ordinance 162-16 and eliminate two off-street parking spaces within a MUR (Mixed Use - Residential) Zoning District and 45-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 23, 2020)

SPEAKERS: None

ACTION: Continued to July 23, 2020

AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

B. CONSENT CALENDAR

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

6. [2019-020527CUA](#) (C. MAY: (415) 575-9087)
2675 GEARY BOULEVARD – located on the southeast corner of Geary Boulevard and Masonic Avenue; Lot 001 in Assessor's Block 1094 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 303.1 and 712 to establish

a formula retail use (d.b.a. AT&T Mobility) within the vacant one-story building, recently constructed fronting onto the east side of Masonic Avenue within a NC-3 (Moderate-scale Neighborhood Commercial) Zoning District and 40-X and 80-D Height and Bulk Districts. 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: None
 ACTION: Approved with Conditions
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore
 MOTION: 20722

8. [2019-020831CUA](#) (K. WILBORN: (415) 575-9114)
1117 IRVING STREET – located on the southwest corner of Irving Street and 12th Avenue; Lot 001 in Assessor's Block 1767 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 730, to convert an existing chair/foot massage use unto a Massage Establishment within the Inner Sunset Neighborhood Commercial District (NCD) 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

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore
 MOTION: 20723

9. [2020-000200CUA](#) (K. WILBORN: (415) 575-9114)
1240 09TH AVENUE – located on the eastern side of 09th Avenue between Lincoln Way and Irving Street; Lot 029 in Assessor's Block 1742 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 730, to convert an existing 2nd story, rear yard deck into an Outdoor Activity Area to service the existing restaurant (d.b.a. Fiorella) within the Inner Sunset Neighborhood Commercial District (NCD) Zoning District and 40-X Height and Bulk District. The Project is not a "project" under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore
 MOTION: 20724

C. COMMISSION MATTERS

10. Consideration of Adoption:
 • [Draft Minutes for May 14, 2020](#)

SPEAKERS: None

ACTION: Adopted
AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

11. Commission Comments/Questions

Commissioner Moore:

I would like to welcome commissioner Chan to the commission. It's a very unusual way of starting, but perhaps that forges strong bonds between all of us. Welcome to the group.

Commissioner Chan:

I just want to say thank you. Hello, everyone. It's great to be with you virtually today. Just want to extend a brief thank you and appreciation to Director Hillis and the Planning staff for taking time to provide key things for all the projects before our calendar today and Secretary Ionin for his help in getting me set up for this role. Other than that, I am just looking forward to working with my fellow commissioners and to the day when we can all meet in person.

D. DEPARTMENT MATTERS

12. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, commissioners. I think I'm going to have you're on mute t-shirts made, as it seems to be our catch phrase at the time. One, I just wanted to also congratulate Commissioner Chan and thank her for her willingness to serve. It was good to talk to you, albeit rather briefly last week. We're very much looking forward to your experience and perspective as we tackle some of the major planning issues we have in San Francisco, especially around housing and affordable housing. So, looking forward to working with you. I wanted to give a quick update on the budget. We received instructions from the mayor's office to reduce our general fund allocation by 10% this coming year and 15% to the following year. So, we are going to come to you on June 11th, it's a rather quick turn-around that with you and approve the proposal for us to get there. We're also at the same time analyzing where our fee revenue is headed and obviously there is going to be some reduction in fee revenue as we move forward. I also wanted to thank our staff who have been participating in the Recovery Task force and you might have seen that the mayor announced a shared spaces program that's geared to help local businesses. And our small businesses along commercial corridors are continuing -- or start to operate using some of the public space in those areas. So, we're looking forward to working on that initiative as well. And that is my report. Thank you.

Commissioner Moore:

Director Hillis, I have a question. The budget reductions you were mentioning, are they above and beyond what we had already approved?

Rich Hillis, Planning Director:

Correct. This is in addition to -- we didn't necessarily approve reductions as a result of the health crisis and the reduction in general fund revenue. So, we briefly talked about it, but we're coming to you in order to meet the Mayor's target of 10% reduction for -- this is for

the 2020-2021 budget that's already approved so this is an adjustment to the already approved budget for next year.

Commissioner Moore:

Thank you.

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

None

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Welcome commissioner Chan
 The Planning Commission can legalize UDUs and add ADUs....which are tools that can increase housing. The Planning Code no longer has minimum parking requirements in residential structures.....so garages can be converted to ADUs or second units per the underlying Zoning....another tool. The Ordinance for Demonstrably Unaffordable Housing has been passed by the Board. Demolitions in RH-1 or RH-1(D) neighborhoods will come before the Commission so the tools of legalizing UDUs or adding ADUs or eliminating garages will be available to increase housing in these neighborhoods. Prior to the Ordinance, as prices spiraled up, the Numerical Criteria Value for Demonstrably Unaffordable Housing was increased five times between August 2013 through July 2019 by the ZA on behalf of the Planning Commission.
 Section 317 allows the Planning Commission on their own, to adjust the Demolition Calculations for policy efficacy. While the Numerical Criteria Value *was* adjusted for the RH-1 and RH-1(D), *no parallel adjustment has been* made to the Demo Calcs in order to protect the existing housing presumed by the Code to be affordable in the RH-2 and RH-3 from deFacto or Tantamount to Demolition. Furthermore, this adjustment is now necessary for the RH-1 and RH-1(D) neighborhoods so the same charade with the Demo Calcs won't happen to existing housing in these neighborhoods. *Regardless of any other potential changes to Section 317* the Commission has the tool of immediately adjusting the Demo Calcs per Section 317 (b) (2) (D) just as the Commission has the tools to legalize UDUs, to add ADUs and to adapt or to eliminate garages. Adjusting the Calcs can protect and preserve existing housing and put a check on Speculation in the RH Zoned neighborhoods.
 Katherine Howard – Housing bill, do an extensive analysis
 Linda Chapman – Copies of all rezonings on Nob Hill area
 Tim Paulsen – Oppose So. Van Ness project
 Ozzie Rohm – Pre pandemic agenda
 Jason Henderson – Hub, parkin
 Anastasia Yovanopoulous – Survey of historic places, Hub
 Speaker – Senate bill 902
 Richard Rothman – Pause on building construction approval
 Theo Gordon – Neighborhood character
 Sarah Ogilvie – Integrated society, yes to building
 Jerry Dratler – Affordable housing

F. 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.

14. [2020-003041PCA](#) (D. SANCHEZ: (415) 575-9082)
CONDITIONAL USE REVIEW AND APPROVAL PROCESS – Planning Code Amendments introduced by Supervisor Peskin amending the Planning Code to expedite the Conditional Use authorization review and approval process and reduce the application fee for certain uses of commercial space; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
 (Continued from Regular hearing on May 21, 2020)

SPEAKERS: = Diego Sanchez – Staff report
 + Lee Hepner, Legislative aide of Sup. Peskin – Legislation proposal
 + Theo Gordon – Support
 + Robert Hoffman – Public input, support small business
 - Carlos Bocanegra – Equity issues
 = Kenneth Russell – Do things in a parallel fashion
 = Laura Foote – No idea what next phase of economy will look like

ACTION: Approved with Staff Modifications

AYES: Diamond, Fung, Johnson, Koppel

NAYS: Chan, Imperial, Moore

RESOLUTION: 20725

- 15a. [2016-014802ENV](#) (C. ALEXANDER: (415) 575-8724)
98 FRANKLIN STREET – located on the east side of Franklin Street between Oak and Market Streets; Lots 008, 009, & 013 in Assessor’s Block 0836 (District 5) – Request for **Adoption of Findings and Adoption of a Statement of Overriding Considerations** pursuant to the California Environmental Quality Act (CEQA). The proposed project (“Project”) includes the construction of a new 36-story mixed-use building reaching a roof height of up to 365 feet tall (396’8” inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 524,014 square feet, with approximately 379,003 gross square feet of residential use within a tower situated atop a 5-story podium containing approximately 84,815 gross square feet of institutional use (French American International School), and approximately 3,229 square feet of retail uses on the ground floor. The Project also includes 306 Class 1 and 53 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 111 vehicle parking and 3 car share spaces provided for the residential and school uses. The Project would contain a mix of 259 studio and one-bedroom units, 52 two-bedroom units, and 35 three-bedroom units totaling 345 dwelling units, with 20 percent of the total units (69 dwelling units) provided as affordable (Below Market Rate). The subject property is located within a C-3-G Zoning

District, Market and Van Ness Downtown Residential Special Use District and 120/365-R-2 Height and Bulk District.

Preliminary Recommendation: Adopt Findings

SPEAKERS:

- = Christy Alexander – Staff report
- + Melinda Bihn – Project presentation
- + Mark Schwettmann – Design presentation
- Anastasia Yovanopolous – Affordability AML, impact on environment
- = Jason Henderson – Bike route
- + Speaker – Support, French American school
- + Adelina Rodriguez – Support, French American school
- + Robin Levitt – Bike access, improve pedestrian access
- + Speaker – Support, French American school
- + Speaker – Support, French American school
- + Samantha Leland – Support
- + Corey Smith – Support
- + Leonard Basocco – Support, carpenters union
- Ozzie Rohm – Opposed, not family friendly
- + Eric Becker – Support, French American school
- Carlos Bocanegra – Inadequacy of transportation demand
- + Speaker – Support
- + Theo Gordon – Support
- + Kenneth Russell – Support
- + Speaker – Support French American school
- + Jordan Otis – Support
- + Mike Chen – Support
- Jerry Dratler – Does not meet requirement
- + Speaker – Support
- + Speaker – Support
- + Theodore Randolph – Support
- Sue Hestor – Transportation
- Speaker – Potential danger to pedestrian and students
- Tes Welborn – Traffic concerns

ACTION: Adopted Findings

AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

MOTION: 20726

- 15b. [2016-014802SHD](#) (C. ALEXANDER: (415) 575-8724)
98 FRANKLIN STREET – located on the east side of Franklin Street between Oak and Market Streets; Lots 008, 009, & 013 in Assessor's Block 0836 (District 5) – Request for **Adoption of Shadow Findings** Pursuant to Section 295 that the new shadow cast by the proposed project at 98 Franklin Street will not have a significant adverse impact on the use of four (4) properties under the jurisdiction of the Recreation and Parks Department (Koshland Community Park; Patricia's Green; Page & Laguna Mini Park; and the future 11th/Natoma park site). The proposed project ("Project") includes the construction of a new 36-story mixed-use building reaching a roof height of up to 365 feet tall (396'8" inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 524,014 square feet, with approximately 379,003 gross square feet of residential use within a tower situated atop a 5-story podium containing approximately

84,815 gross square feet of institutional use (French American International School), and approximately 3,229 square feet of retail uses on the ground floor. The Project also includes 306 Class 1 and 53 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 111 vehicle parking and 3 car share spaces provided for the residential and school uses. The Project would contain a mix of 259 studio and one-bedroom units, 52 two-bedroom units, and 35 three-bedroom units totaling 345 dwelling units, with 20 percent of the total units (69 dwelling units) provided as affordable (Below Market Rate). The subject property is located within a C-3-G Zoning District, Market and Van Ness Downtown Residential Special Use District and 120/365-R-2 Height and Bulk District.

Preliminary Recommendation: Adopt Findings

SPEAKERS: Same as item 15a.
 ACTION: Adopted Findings
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore
 MOTION: 20727

- 15c. [2016-014802DNX](#) (C. ALEXANDER: (415) 575-8724)
98 FRANKLIN STREET – located on the east side of Franklin Street between Oak and Market Streets; Lots 008, 009, & 013 in Assessor's Block 0836 (District 5) – Request for **Downtown Project Authorization** pursuant to Planning Code Sections 210.2 and 309 to allow a project greater than 50,000 square feet of floor area within a C-3 Zoning District with exceptions for awnings, canopies, and marquees (Section 136.1); usable open space for dwelling units (Section 135); dwelling unit exposure requirements (Section 140); reduction of ground-level wind currents in C-3 Districts (Section 148); minimum Dwelling Unit Mix requirements (Section 207.6); Height limits for parcels within the Van Ness & Market Residential Special Use District (Section 263.19); and bulk controls (Section 270). The proposed project ("Project") includes the construction of a new 36-story mixed-use building reaching a roof height of up to 365 feet tall (396'8" inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 524,014 square feet, with approximately 379,003 gross square feet of residential use within a tower situated atop a 5-story podium containing approximately 84,815 gross square feet of institutional use (French American International School), and approximately 3,229 square feet of retail uses on the ground floor. The Project also includes 306 Class 1 and 53 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 111 vehicle parking and 3 car share spaces provided for the residential and school uses. The Project would contain a mix of 259 studio and one-bedroom units, 52 two-bedroom units, and 35 three-bedroom units totaling 345 dwelling units, with 20 percent of the total units (69 dwelling units) provided as affordable (Below Market Rate). The subject property is located within a C-3-G Zoning District, Market and Van Ness Downtown Residential Special Use District and 120/365-R-2 Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 15a.
 ACTION: Approved with Conditions including minor corrections and cross-references to comply with the HUB Plan
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore
 MOTION: 20728

16. [2019-019985CUA](#) (M. CHANDLER: (415) 575-9048)
755 STANYAN STREET/670 KEZAR DRIVE – southside of Kezar Drive between Arguello Boulevard and Stanyan Street (Kezar Stadium), Lot 001 of Assessor's Block 1700 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 211.2 and 303, to install an AT&T Mobility macro wireless telecommunications facility to increase wireless communications coverage within Golden Gate Park and the surrounding area. The AT&T Mobility project consists of twelve (12) ATT panel Antennas, twenty-four (24) ATT remote radio heads on existing stadium light poles, and ancillary equipment including ground mounted equipment screened behind an iron fence. The subject property is located within the P (Public), and OS Height and Bulk Districts. [31.04\(h\)](#)
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Matt Chandler – Staff report
 + Dana Ketcham – Rec and Park
 + Cammy Blackstone – Project presentation
 + Misako Hill – Project presentation
 - Jim Downey – Opposed, lack of notice, not consistent with master plan
 - Lan Eggert – Opposed, lack of notice
 + Robert Buckman – Support
 - Estela Becerra – Don't think it's a good plan
 + John Bolka – Increase in much needed data service
 - Bruce Will – Exposed wires, ugly
 + Speaker – Support
 + Corey Smith – Necessary and desirable
 + Sarah Ogilvie – Safe
 - Marie – Opposed, lack of notice
 - Tes Welborn – No evidence that 5G is safe
 + Tony Vargas – 5G is safe
 + Speaker – Support

ACTION: Approved with Conditions
 AYES: Chan, Diamond, Imperial, Johnson, Koppel, Moore
 NAYS: Fung
 MOTION: 20729

G. 3:00 P.M.

The following matter(s) may not be considered prior to the time indicated above. It is provided as a courtesy to limit unnecessary wait times. Therefore, the following item(s) will be considered at or after the time indicated.

17. [2018-007883ENV](#) (J. POLING: (415) 575-9072)
BALBOA RESERVOIR PROJECT – (Assessor's Block 3180, Lot 190) – a 17.6-acre project site within the Balboa Park Station Plan Area – Certification of the **Final Subsequent Environmental Impact Report**. The subsequent EIR evaluates two different options for the site's residential density: (1) the Developer's Proposed Option (1,100 dwelling units), proposed by Reservoir Community Partners LLC; and (2) the Additional Housing Option (1,550 dwelling units), proposed by the City. Overall, the proposed project would construct up to approximately 1.8 million gross square feet of uses, including between approximately 1.3 and 1.5 million gross square feet of residential space, approximately

10,000 gross square feet of community space, approximately 7,500 gross square feet of retail, up to 550 residential parking spaces and 750 public parking spaces in the Developer's Proposed Option, and up to 650 residential parking spaces in the Additional Housing Option. The buildings would range in height from 25 to 78 feet in the Developer's Proposed Option, and from 25 to 88 feet in the Additional Housing Option.

Please Note: The public hearing on the draft subsequent EIR is closed. The public comment period for the draft subsequent EIR ended on September 23, 2019. Public comment will be received when the item is called during the hearing; however, comments submitted may not be included in the Final Subsequent EIR.

Preliminary Recommendation: Certify

SPEAKERS:

- = Seung Yen Hong – Staff presentation
- + Leigh Lutenski – Project presentation
- + Kearstin Dischinger – Design presentation
- + Peter Waller – Design presentation
- = Jeanie Poling – EIR presentation
- + Jen Low, Legislative aide to Sup. Yee – CAC
- Speaker – Traffic delay, data
- + Christopher Peterson – Support, ideal location
- Speaker – Variance 4
- + Steve Marzo – We need this project
- + Yonathan Randolph – Ideal place for housing
- George Wooding – Public land should remain public
- Michael Ahrens – Extreme danger and threats
- + Mark Tang – Support, will provide much needed housing
- + Theo Gordon – Support
- + Speaker – Support
- Speaker – Not accurate, not objective
- Speaker – Density on the site, traffic problems
- Ray – Record retention, traffic studies
- + Corey Smith – Support
- + Laura Foote – Support
- + Michael Pico – Support
- Jennifer Hege – Unacceptable risk
- Speaker – Parking lot
- Jean Barish – Do not approve
- + Theodore Randolph – Approve
- + Speaker – Support more homes and less parking
- + Speaker – Support
- Speaker – Housing will not stay affordable
- + Sarah Ogilvie – Support
- + Speaker – Good for housing crisis
- + Paul – Support
- + Martin – Support affordable housing
- + Brandi – Dream come true
- + Speaker – Support
- Speaker – Not affordable
- + John Winston – Support
- + Brad – Response to questions

ACTION: Certified
AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore
MOTION: 20730

- 18a. [2018-007883ENV](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – the area located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor's Block 3180, Lot 190 (partial) (District 7) – Request for **Adoption of Findings and Statement of Overriding Considerations** under the California Environmental Quality Act (CEQA) for the Balboa Reservoir Project which would rezone the entirety of the approximately 17.6-acre site and establish land use controls for the project site through the adoption of the proposed Balboa Reservoir Special Use District (SUD) and incorporation of proposed Design Standards and Guidelines. The proposed project would develop the Balboa Reservoir site into a mixed-income residential neighborhood. The project would include approximately 1,100 dwelling units, approximately 10,000 gross square feet of community space, including a childcare facility, approximately 7,500 gross square feet of retail, up to 550 residential parking spaces and up to 450 parking spaces for use by the general public. New buildings would range in height from 25 to 78 feet. The proposed project would also include transportation and circulation improvements, new and upgraded utilities and infrastructure, and approximately 4 acres of open space. The subject site is currently within a P (Public) Zoning District and 40-X and 65-A Height and Bulk Districts.
Preliminary Recommendation: Adopt Findings and Statement of Overriding Considerations

SPEAKERS: Same as item 17.
ACTION: Adopted Findings and Statement of Overriding Considerations
AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore
MOTION: 20731

- 18b. [2018-007883GPA](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – the area located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor's Block 3180, Lot 190 (partial) (District 7) – Request for **General Plan Amendments**. Ordinance introduced by the Planning Commission to amend (1) introduction text, Map 2, Objective 1.4, Map 3, Policy 1.4.2, Map 4, Policy 2.4.4, Policy 3.4.3, Objective 4.4, Policy 4.4.1, Policy 5.1.1, Policy 5.1.3, Map 5, and Map 6 of the Balboa Park Station Area Plan to reflect the mixed-income residential neighborhood nature for the subject site; (2) Map 3 of the Recreation and Open Space Element; (3) the Land Use Index to reflect amendments to the maps described above in the Balboa Park Station Area Plan and the Recreation and Open Space Element; and (4) the Housing Element to include a new policy to promote housing that is designed for families with children. On April 9, 2020, the Planning Commission recommended initiation of the General Plan Amendments, per Planning Commission Resolution No. 20679.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 17.
ACTION: Adopted a Recommendation for Approval as Amended
AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

RESOLUTION: 20732

- 18c. [2018-007883PCA](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – the area located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor's Block 3180, Lot 190 (partial) (District 7) – Request for **Planning Code Amendments**. Ordinance introduced by Supervisor Yee to amend the Planning Code by establishing a Special Use District (SUD) for the Balboa Reservoir Project [Board File No. 200422]. The Balboa Reservoir SUD would modify specific Planning Code requirements related to permitted uses, building standards, off-street parking, dwelling unit exposure, open space, off-street loading, signage, and would establish review procedures for phase approvals and building permits for the Balboa Reservoir Project. The SUD would also incorporate by reference a proposed "Design Standards and Guidelines" document for the Balboa Reservoir Project that provides specificity on land use, open space, streets and streetscapes, parking and loading, buildings, lighting, and signage. The subject site is currently within a P (Public) Zoning District and 40-X and 65-A Height and Bulk Districts.
Preliminary Recommendation: Approve

SPEAKERS: Same as item 17.

ACTION: Approved

AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

RESOLUTION: 20733

- 18d. [2017-016313CWP](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – the area located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor's Block 3180, Lot 190 (partial) (District 7) – Request for Approval of the Balboa Reservoir Special Use District **Design Standards and Guidelines** (DSG), which outlines the development controls, standards, and guidelines specific to the Balboa Reservoir Project, which is located on an approximately 17.6-acre site located generally north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor's Block and Lots 3180/190 (partial). The proposed DSG articulates a vision and goals for the character of the overall project, and provides specificity on aspects of land use, open space, streets and streetscapes, parking and loading, buildings, and signage. The subject site is currently within a P (Public) Zoning District and 40-X and 65-A Height and Bulk Districts.
Preliminary Recommendation: Approve Design Standards and Guidelines

SPEAKERS: Same as item 17.

ACTION: Approved

AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

RESOLUTION: 20734

- 18e. [2018-007883MAP](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – the area located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the

Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor's Block 3180, Lot 190 (partial) (District 7) – Request for **Zoning Map Amendments** [Board File No. 200422] – Ordinance introduced by Supervisor Yee to amend: (1) Planning Code Zoning Map No. ZN12 by rezoning Assessor's Block and Lots 3180/190, except for the 80-foot wide strip along the southern boundary containing SFPUC pipelines, from P (Public) to BR-MU (Balboa Reservoir Mixed-Use District); (2) Planning Code Height and Bulk Map HT12 by designating Assessor's Block and Lots 3180/190 (partial) from 40-X and 65-A to 48-X for Blocks TH1, TH2, and H; 78-X for the remainder of the site; (3) Planning Code Special Use District Map No. SU12 to create the new Balboa Reservoir Special Use District and assigning to it the Assessor's Block and Lots 3180/190, except for the 80-foot wide strip along the southern boundary containing SFPUC pipelines. These Zoning Use District Map, Height and Bulk District Use Map, and Special Use District Map Amendments would support the Balboa Reservoir Project.

Preliminary Recommendation: Approve

SPEAKERS: Same as item 17.

ACTION: Approved

AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

RESOLUTION: 20733

- 18f. [2018-007883DVA](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – the area located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor's Block 3180, Lot 190 (partial) (District 7) – Request to Adopt a Recommendation of Approval of a **Development Agreement**. Ordinance introduced by Supervisor Yee to approve a Development Agreement between the City and County of San Francisco and the "Reservoir Community Partners, LLC" in association with the Balboa Reservoir Project [Board File No. 200423]. The proposed Development Agreement will address project phasing, development phase approval procedures, delivery of public realm improvements, and public benefits on topics to include affordable housing, workforce development, on-site childcare facility, transportation improvements, infrastructure improvements, and publicly accessible private open space improvements, and sustainability.

Preliminary Recommendation: Approve

SPEAKERS: Same as item 17.

ACTION: Approved

AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

MOTION: 20735

19. [2019-016230CWP](#) (K. HADDADAN: 415-575-9068)
HOUSING ELEMENT 2022 UPDATE – Informational Presentation – The Planning Department is launching a two-year process to update the Housing Element of the General Plan. The update is due late 2022 and will include an analysis of housing needs and updated policies to respond to those needs, centered in racial and social equity. The Housing Element Update will also ensure that San Francisco maintains sufficient development housing capacity for the number of households that will be allocated to San Francisco for the 2022-2030 cycle. The Planning Department is publicly launching the public outreach with a variety of tools including: a website, promotional video, and a

digital participation platform, along with other outreach tools complying with the Shelter in Place Order.

Preliminary Recommendation: None – Informational

SPEAKERS:

- = Miriam Chion – Introduction
- = Kimia Hadaddan – Staff presentation
- = Rich Hillis – Staff presentation
- Sue Hestor – Group housing

Group Housing - Department should track new projects. By street address. By Area Plan.

Which specific Area Plans, which zoning, specifically permits Group Housing.

Code Definition? Traditional Residential Hotel unit = no kitchen. Often, no bathroom. Communal common spaces, kitchens, lounges.

Current Construction - bathroom in each unit. Current pandemic has raised questions of sanitation, protecting residents, seniors from outbreaks. What changes needed?

Residential Hotels traditionally served low income residents, families. Shifting to market-rate housing for techies?

Exact BMR REQUIREMENTS - for-profit group housing?

Project Tracking - Use it or lose it

Planning should maintain list of housing projects approved with imposed 3-year start construction condition. Number DU units for each project. Deadline.

Recent One Oak extension - Build was/is trying to sell entitlement. 667 Folsom got extension 5/21.

Did project extension lock in BMR and other fees at time of initial approval?

- Lorraine Petty – Outreach, 2020 balance report
- Anastasia Yovanopolous – Red flags, housing for all
- Theodore Randolph – Housing in all neighborhoods
- Theresa Flandrick – A lot more detail would be helpful
- + Robert – Housing balance report
- + Fernando Marti – Look at own housing inventory, data
- + Sarah Ogilvie – Website
- + Georgia Schuttish – How to find out low vacancy rate
- Yonathan Randolph – Market rate housing
- Peter Cohen – Housing element process
- Laura Fry – Landlords vs. bad tenants

ACTION: Reviewed and Commented

7. [2019-004110CUA](#) (C. MAY: (415) 575-9087)
2675 GEARY BOULEVARD – located on the southeast corner of Geary Boulevard and Masonic Avenue; Lot 001 in Assessor's Block 1094 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1 and 712 to permit a Formula Retail use (d.b.a. Whole Foods Market) within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-X and 80-D Height and Bulk Districts. 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: = Chris May – Staff report
 + Mark Loper – Project presentation
 - Gabriel Medina – Covid-19, labor protection
 - Tony Vargas – Labor unfriendly
 - Kim Tavaglione – Poor practices, bad partner
 - Ryan McGilley – Not a good partner with organize labor
 - Julie Fisher – Jobs need to be union
 - Richard Rosman – Does not need another WholeFoods
 + Speaker – Seniors
 + Tim Grossman – Don't need vacant spaces
 - Robert – Terrible record for treating employees
 - Anastasia Yovanopolous – Build a nice housing project
 - Speaker – Building housing there
 - Alyssa Gardner – Oppose
 - Nikki – Do a local hire of union workers
 - Rudy Gonzales – Labor agreements are deceptive
 + Gerald – Will generate jobs
 - Frank Martinez Campo – Retaliatory firing
 + Speaker – Support
 + Speaker - Support
ACTION: After hearing and closing public comment; Continued to June 25, 2020
AYES: Chan, Imperial, Johnson, Moore
NAYS: Diamond, Fung, Koppel

ADJOURNMENT 8:05 PM
ADOPTED JUNE 11, 2020