

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, March 8, 2018
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Fong, Hillis, Johnson, Koppel, Richards, Melgar, Moore

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

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Marcelle Boudreaux, Jonathan DiSalvo , David Brosky, Timothy Johnston, Jenny Delumo, David Weissglass, Linda Ajello, David Lindsay, 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. 2016-010185CUA (V. FLORES: (415) 575-9173)
160 CASELLI AVENUE – between Danvers and Clover Streets, Lot 008 in Assessor’s Block 2690 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [317](#) to allow demolition an existing single-family residence and illegal structure at the rear of the property and removal of an unauthorized dwelling unit. The proposal includes new construction of a 3-story 2-unit structure at the front of the

property within the RH-2 (Residential, 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\(h\)](#).
(Proposed Continuance to March 29, 2018)

SPEAKERS: None
 ACTION: Continued to March 29, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

2. [2017-014849CUA](#) (S. ADINA: (415) 575-8722)
220 POST STREET – northern side of Post Street between Grant Avenue and Stockton Street; lot 007 of Assessor’s Block 0294 (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 210.2 to establish a change of use from an existing Retail Sales and Service use to an Office use on the fourth and fifth floors of the subject building, within the C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed Continuance to April 19, 2018)

SPEAKERS: None
 ACTION: Continued to April 19, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

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

3. [2017-005992CUA](#) (J. HORN: (415) 575-6925)
48 SATURN STREET – north side of Saturn Street between Temple Street and Upper Terrace, Lot 005 in Assessor’s Block 2627 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.77 and 303(c), to construct a new 39-foot tall, foot two-family dwelling on a vacant lot. The project site is located 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: Disapprove
 (Continued from Regular hearing on December 21, 2017)
Note: On December 21, 2017, Adopted a Motion of Intent to Disapprove, Continued to March 8, 2018 by a vote of +6 -0 (Richards recused)

SPEAKERS: John Kevlin – Request for continuance
 ACTION: Continued to March 22, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

4. [2016-014839CUA](#) (A. LINDSAY: (415) 575-9178)

4093 24TH STREET – southeast corner of the intersection at 24th Street and Castro Street, Lot 017 of Assessor's Block 6507 (District 7) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303(c) and 728, to install a new unmanned AT&T Mobility Macro Wireless Telecommunications Facility consisting of installation of (12) new panel antennas, (3) antennas are to be screened within (3) new FRP faux vents, and (9) antennas are to be screened within (1) FRP box; installation of (20) remote radio units; and installation of ancillary equipment, where some equipment will be screened within a second FRP box as part of the AT&T Mobility Telecommunications Network. All FRP screens, cabling, and ancillary equipment will be painted to match the existing building. The subject property is located within the 24th Street – Noe Valley NCD (Neighborhood Commercial District), and 40-X Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Marcelle Boudreaux – Staff report
 + Misako Hill – Project presentation
 - Sarah Lee Pennington – RF levels
 - Demetre Laios – New roof
 + Speaker – Support
 + Raj Mather – Response to questions
 ACTION: After being pulled off of Consent; Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: 20131

5. [2017-005841CUA](#) (A. LINDSAY: (415) 575-9178)
2099 MARKET STREET – southeast corner of the intersection at Market Street and Church Street, Lot 065 of Assessor's Block 3544 (District 7) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303(c) and 764, to modify a T-Mobile Macro Wireless Telecommunications Facility consisting of the removal of (2) omni antennas; installation of (3) new panel antennas within (3) new 18-inch diameter FRP radomes; install (6) new TMAs adjacent to antennas but not visible from public views; installation of (3) new RRUs; and installation and removal of ancillary equipment as part of the T-Mobile Telecommunications Network. The subject property is located within the Upper Market NCT (Neighborhood Commercial Transit District), and 40-X and 50/55x Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: 20124

6. [2016-007531CUA](#) (S. ADINA: (415) 575-8722)
533 JACKSON STREET – southwest corner of Jackson Street and Columbus Avenue; lot 014 of Assessor's Block 0195 (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 812.44 to establish a change of use from an existing Limited Restaurant to a Full-Service Restaurant (d.b.a. Raavi) within the CRNC (Chinatown-Residential-Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: 20125

7. [2017-015199CUA](#) (D. GANETSOS: (415) 575-9172)
531 BAYSHORE BOULEVARD – 531 Bayshore Boulevard; 40, 55, and 75 Waterloo Street; 6-10 Marengo Street, 250 Industrial Street, and 241-261 Loomis Street. Lots 001, 005, 006, 038, and 061 in Assessor’s Block 5607; Lots 001A, 001, and 002 in Assessor’s Block 5582; and Lots 010, 014, and 015 in Assessor’s Block 5583 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.3 and 303 to establish a temporary private parking lot for Yellow Cab of San Francisco. The proposal will require repaving and restriping of approximately 121,000 square feet of lot area, currently utilized as surface parking, a recycling center, a private soccer field, and a vacant lot, in order to establish this temporary and private parking lot. This proposal also includes the addition of landscaping and fencing to screen the proposed parking lot from the public right of way. There are three existing buildings on site, approximately 20,900 square feet of floor area, that are proposed for accessory office and general maintenance uses by Yellow Cab. The subject property is located within the PDR-2, Production, Distribution, and Repair Zoning District, Bayview Hunters Point Area Plan, Bayshore Boulevard Area Plan, and 65-J Height and bulk district. This project was reviewed under the Community Business Priority Processing Program (CB3P). 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: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: 20126

C. COMMISSION MATTERS

8. Consideration of Adoption:
 • [Minutes for February 22, 2018](#)

SPEAKERS: None
 ACTION: Adopted
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

9. Commission Comments/Questions

Commissioner Richards:

Interestingly enough in this morning's Chronicle in the business section, page one, the headline caught me, "Connecting Citizens with City Hall" and I thought wow, let me read this article. It sounds kind of neat and it was about this company called Accela. I believe it is the Accela that we actually contracted with for online building permitting and planning and there's 2,000 municipalities now using Accela and now doing an off the shelf version so I can't wait for April 12 to get an update on how the Accela project is going here with us.

D. DEPARTMENT MATTERS

10. Director's Announcements

None

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

LAND USE COMMITTEE:

- **180078 Planning Code - Landmark Designation - Wall at the Intersection of Diamond Heights Boulevard and Clipper Street (aka Diamond Heights Safety Wall). Sponsor: Sheehy. Staff: Smith.**

First on the land use agenda was the landmark designation of the Diamond Heights Safety Wall. The wall is a public sculpture located on the south side of Diamond Heights Boulevard at Clipper Street. It is significant for its association with the Diamond Heights Redevelopment Project, a planning effort led by the San Francisco Redevelopment Agency from 1961 to 1978.

The sculpture was nominated for Landmark Designation through a community-sponsored Landmark Application submitted by Bob Pullum to the Department on May 1, 2017. On November 1, 2017, the Historic Preservation Commission initiated landmark designation and on December 20, 2017, voted unanimously to recommend approval of designation to the Board of Supervisors.

At the land use hearing, Bob Pullum, and members of the Diamond Heights Community Association testified in support of the designation. One member of the public who indicated he was a member of the Libertarian party testified against the designation.

The Supervisors had questions about ownership and maintenance responsibility of the sculpture since it has not been maintained over the decades. Staff informed the committee members that the sculpture is located on a City-owned easement but that correspondence to the Real Estate Department to confirm this was left unanswered. The DPW's representative who was in attendance stated that the Safety Wall is not currently on their maintenance plan and that prior to Planning's outreach, DPW was unaware of the Safety Wall.

The committee voted to move the item forward to the full BOS without a recommendation, citing the lack of clarity around who is responsible for maintenance, and requested that that information be provided to them prior to the Board meeting next Tuesday.

Since then, The Planning Department received acknowledgement from the Real Estate Department that the City owns the property and that DPW is the party responsible for its maintenance.

- **170755 Planning Code - Landmark Designation - 2117-2123 Market Street (aka New Era Hall). Sponsor: Sheehy. Staff: Smith.**

Last on the Land Use agenda was the landmark designation for 2117 Market Street, also known as the New Era Hall. This building is significant as the work of master architect, August Nordin, and for its associations with the rebuilding of San Francisco after 1906, the establishment of Upper Market Street as a commercial corridor, and the Visalia Stock Saddle Company, a pioneering custom saddle business.

The property was initially identified in the planning process for the Market Octavia Plan, and the HPC unanimously voted to recommend landmark designation on April 19, 2017.

Zory Karah of the Academy of Ballet, a long-time tenant of the building, provided testimony in support of landmark designation. He highlighted the fact that the Academy has been operating out of this building for 65 years and that he hopes the property is preserved because there are few spaces in the city that can accommodate dance studios like theirs.

After public comment, committee members had a few questions about ownership and if the owner supported the landmark designation. Staff affirmed that they did support the designation and then the Committee voted to recommend the designation to the Full Board.

FULL BOARD:

- **161109 Planning Code, Zoning Map - Establishment of Geary-Masonic Special Use District.** Sponsor: Stefani, Safai. Staff: May. PASSED Second Read

- **171108 Planning Code - Restaurant and Bar Uses in Jackson Square, Broadway and North Beach, and Pacific Avenue Office Uses.** Sponsor: Peskin. Staff: D. Sanchez. PASSED Second Read

- **171066 Campaign and Governmental Conduct Code - Failure to File Form 700s, Sunshine Ordinance Declarations, and Certificates of Ethics Training.** Sponsor: Peskin. Staff: Not Staffed. PASSED Second Read

HISTORIC PRESERVATION COMMISSION:

Tim Frye, Preservation Officer:

I'm here to share with you a couple of items from yesterday's Historic Preservation Commission hearing. The Commission voted unanimously in support of its recommendation to locally designate the Phillips & Van Orden Building at 246 First Street to Article 10 of the Planning Code. This is the largest Art Deco industrial loft building in San Francisco and it is the work of master architects, Meyers and Klinkhardt. The building was added to the HPC's Landmark Designation Work Program back in 2012 as part of the Transit Center Area Plan rezoning effort. This was the second hearing that the Commission held so this recommendation will be forwarded to the Board of Supervisors and scheduled at a future date. The owners are in support of the designation.

One other item to mention to you is that the Planning Department staff was in attendance at San Francisco History Days this year; we often have a table along with the Historic Preservation Fund Committee, the Mayor's Office of Employment and Workforce

Development, and the California Historical Society in the same room towards the front. We always have a great response to our table and the items that we share related to the city's Historic Preservation Program. This year, we focused on the Mills Act Program, the Legacy Business Program and some of the Preservation policies and designations outlined in the Central SOMA Area Plan which you will be acting on soon. I just wanted to let you know that we are always very happy to participate in History Days and we'll keep you posted if any other outreach events that occur related to History Days in the future. Thank you.

Commissioner Richards:

I have one question. Interestingly enough, both Mr. Starr and Mr. Frye said something about when landmark is either designated via work program or community initiated one, the property owner is asked whether they support it. What happens when they don't?

Tim Frye, Preservation Officer:

There is nothing in our local ordinances that prohibit the Board of Supervisors for taking action and landmarking a building without owner consent. However, it is always our goal to provide some sort of collaboration on landmark designations.

Commissioner Richards:

Thank you.

BOARD OF APPEALS:

None

E. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: Georgia Schuttish – Photos from 2015 regarding demolition work
Steven Boss – Incoming application pipeline
Alex Lansberg – SF PUC Community Center

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.

12. [2018-000681PCA](#) (J. DISALVO: (415) 575-9182)
HOURS OF OPERATION FOR LIMITED NONCONFORMING USES – **Planning Code Amendment** to allow limited nonconforming uses in specified zoning districts to operate between the hours of 10:00 p.m. and 12:00 a.m. with Conditional Use authorization; and making environmental findings and findings of consistency with the General Plan and the

eight priority policies of the Planning Code, Section 101.1, and public necessity, convenience, and welfare findings pursuant to Planning Code, Section 302.

Preliminary Recommendation: Initiate and Schedule for Adoption on or After April 12, 2018

SPEAKERS: Jonathan DiSalvo - Staff report
 ACTION: Initiated and scheduled a hearing on or after April 19, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 RESOLUTION: 20127

13. [2017-014297PCA](#) (D. BROSKY: (415) 575-8727)
PLANNING CODE CORRECTIONS ORDINANCE – Planning Code Amendments to correct errors and update outdated references; 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: Initiate and Schedule for Adoption on or after April 12, 2018

SPEAKERS: David Brosky – Staff report
 ACTION: Initiated and scheduled a hearing on or after April 19, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 RESOLUTION: 20128

14. [2015-000644ENV](#) (T. JOHNSTON: (415) 575-9035)
BIOSOLIDS DIGESTER FACILITIES PROJECT – located at 750 Phelps Street, 1700 Jerrold Avenue, 1800 Jerrold Avenue, and 1801 Jerrold Avenue, Assessor’s Block 5262 Lot 009 and Block 5281 Lot 001 (District 10). **Certification of the Final Environmental Impact Report.** The SFPUC’s proposed project would construct new solids treatment, odor control, energy recovery, and associated facilities as part of improvements to the wastewater treatment facilities at the existing Southeast Water Pollution Control Plant (SEP) in San Francisco. Nine structures totaling about 136,000 square feet of building area, all of which are less than 65 feet tall, would be demolished at the project site and construction staging areas. The structures to be demolished were built between 1952 and 2009. The project would construct 22 above- and below-ground facilities on about 206,000 square feet of the project site. The tallest new buildings would be 65 feet tall; the tallest new structure, an exhaust stack, would be 75 feet tall. The project site is located within the P (Public Facilities), M-1 (Light Industrial), and M-2 (Industrial) Zoning Districts with a 65-J Height and Bulk Limit.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on June 19, 2017. 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

SPEAKERS: = Timothy Johnston – Staff report
 + Carolyn Chiu – Project presentation
 - Michael Janis – SF produce market traffic
 - Speaker – Traffic and transportation
 - Mark Clayman – Transportation impacts
 ACTION: Certified

AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 RESOLUTION: 20129

15. [2016-007850ENV](#) (J. DELUMO: (415) 575-9146)
88 BROADWAY/735 DAVIS STREET – 48,620-square-foot project site on the north side of Broadway between Davis Street and Front Street; Lots 7 and 8 of Assessor’s Block 0140 (District 3) – **Appeal of Preliminary Negative Declaration** for the proposed demolition of the existing surface parking lots on the site and construction of a 191,300-square-foot mixed-use development. The project would construct two new six-story (65-foot-tall) buildings which would include 178 affordable residential units, 6,500 square feet of commercial space, and a 4,300-square-foot child care facility. The proposed project would also include two mid-block passages, three on-street loading zones, and 120 secured bicycle parking spaces. No off street vehicle parking is proposed. The project site is located in a C-2 (Community Business) and 65-X Height and Bulk (65-foot maximum height, no bulk limit) Zoning Districts and Waterfront Special Use District No.3.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
 (Continued from Regular hearing on February 22, 2018)

SPEAKERS: = Jenny Delumo – Staff report
 + John Stewart – Project presentation
 + Marie Devova – Bridge Housing, community benefits
 + Bob Harner – Gateway to the City
 + Ted Narossano – Support
 + Dave Ossador – Support
 + Jay Wallace – Support
 + Speaker – Support
 = Speaker – AMI National levels
 +Steven Buss - Support

ACTION: Upheld the PND
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: 20130

16. [2017-013609CND](#) (D. WEISSGLASS: (415) 575-9177)
668-678 PAGE STREET – north side of Page Street between Steiner and Fillmore Streets; Lot 015 in Assessor’s Block 0843 (District 5) – Request for a **Condominium Conversion Subdivision**, pursuant to Subdivision Code Sections 1332 and 1381, to convert a three-story-over-garage, six-unit building into residential condominiums. The subject property is located within a RH-3 (Residential – House, Three Family) Zoning District and 40-X Height and Bulk District. The project was determined not to be a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.
Preliminary Recommendation: Disapprove
 (Continued from Regular hearing on February 1, 2018)
Note: On January 11, 2018, after hearing and closing public comment, the Commission adopted a Motion of Intent to Disapprove and Continued the matter to February 1, 2018 by a vote of +6 -0 (Johnson absent).
On February 1, 2018, without hearing, Continued to March 8, 2018.

SPEAKERS: = David Weissglass – Staff report
 + Scott Eubledge
 + Michelle Viscirian – Different side to the story
 + Speaker – Different single signature
 - Deepa Herma – Displacement
 - Tommy Avecola Mecca – Sad occasion
 - Teresa Flaudrick – Ellis Act eviction
 - Speaker – Opposition
 - Charles Meuster – Opposition
 - Tony Robles – Eviction
 - Cynthia – Opposition
 - Speaker – Opposition
 - Speaker - Opposition
ACTION: Disapproved
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
MOTION: 20132

17. [2017-015104CUA](#) (D. WEISSGLASS: (415) 575-9177)
201 STEINER STREET – northwest corner of Steiner and Waller Streets; lot 007 of Assessor’s Block 0861 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 186 and 764, to permit a change of use from an existing Limited Restaurant to a Full-Service Restaurant (d.b.a. Café Reveille) in a 1,284 square-foot Limited Commercial Use (LCU) tenant space within a RM-1 (Residential-Mixed, Low Density) 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: = David Weissglass – Staff report
 + Speaker – Project presentation
ACTION: Approved with Conditions
AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
ABSENT: Johnson
MOTION: 20133

- 18a. [2016-003836CUA](#) (L. AJELLO: (415) 575-9142)
114 LYON STREET – east side of Lyon Street between Oak and Page Streets; Lot 020 in Assessor’s Block 1220 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to legalize the merger of four dwelling units into two dwelling units. The proposed project would legalize the merger of four dwelling units into a 3,096 sq. ft. dwelling and a 341 sq. ft. studio unit behind the garage in a four-story residential building. The subject property is within a RH-3 (Residential, House, Three-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: Disapprove
 (Continued from Regular hearing on February 8, 2018)

Note: On October 19, 2017, after hearing and closing public comment, the Commission Continued the matter to December 21, 2017 by a vote of +4 -0 (Johnson, Melgar, Moore absent).

On December 21, 2017, without hearing, Continued to February 8, 2018.

On February 8, 2018, without hearing, Continued to March 8, 2018.

SPEAKERS: = Linda Ajello – Staff report
 + Tom Tunny – Project presentation
 + Pat Buscovitch - Variance
 ACTION: Continued to March 22, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

- 18b. [2016-003836VAR](#) (L. AJELLO: (415) 575-9142)
114 LYON STREET – east side of Lyon Street between Oak and Page Streets; Lot 020 in Assessor’s Block 1220 (District 5) - Request for **Variance**, pursuant to Planning Code Section 134(c), to legalize the construction of a deck and stair located the rear yard of the 4-story four-unit residential building. The subject property is within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular hearing on February 8, 2018)
Note: On October 19, 2017, after hearing and closing public comment, the ZA Continued the matter to December 21, 2017.
On December 21, 2017, without hearing, Continued to February 8, 2018.
On February 8, 2018, without hearing, Continued to March 8, 2018.

SPEAKERS: Same as item 18a.
 ACTION: Acting ZA Continued to March 22, 2018

19. [2017-008121CUA](#) (M. DITO: (415) 575-9164)
1805 DIVISADERO STREET – between Pine and Bush Streets, Lot 058 in Assessor’s Block 1049 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317, and 711 to allow the removal of an unauthorized dwelling unit on the second story, and conversion of the space to a Retail Sales and Service (Gym) use (d.b.a. Core 40) within a NC-2 (Neighborhood Commercial District, Small-Scale) Zoning District and 40-X Height and Bulk District. The subject application seeks to abate Planning Enforcement Case No. 2017-004069ENF and Department of Building Inspection Complaint No. 20177332. 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: Disapprove

SPEAKERS: None
 ACTION: Continued to April 26, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be

advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

20. [2017-000424DRP](#) (B. BENDIX: (415) 575-9114)
2714 BROADWAY – north side of Broadway Street, between Divisadero and Broderick Streets, Lot 009 in Assessor’s Block 0959 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2016.12.29.6181, proposing alterations to a single family dwelling that include construction of a rear horizontal addition at the second floor, with a roof deck above, at the third floor within a RH-1(D) (Residential, House, One-Family, Detached) 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\(h\)](#).
 Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Lindsay – Staff report
 + Christina Lam – Compromise
 - Speaker – 1 foot reduction in height; 3 feet reduction from rear glass railing on east elevation; last 161 project wall glass

ACTION: Took Discretionary Review and conditioned the agreement reached between parties

AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

DRA: 0582

ADJOURNMENT – 3:43 PM
 ADOPTED MARCH 29, 2018