

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, May 3, 2018

1:00 p.m.

Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:09 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Audrey Butkus, Joshua Switzky, Paolo Ikezoe, Brittany Bendix, Doug Vu, Jeff Horn, Veronica Flores, Marcelle Boudreaux, Aaron Starr, Tim Frye – Historic Preservation Officer, 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. 2017-001283CUA (M. CHRISTENSEN: (415) 575-8742)
792 CAPP STREET – west side of Capp Street, between 22nd and 23rd Streets; lot 019B of Assessor's Block 3637 (District 9) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.4, 303, and 317, proposing to demolish the existing two-story single-family home and construct a new four-story (40 foot tall) residential structure

containing four dwelling units within a Residential Transit Oriented - Mission (RTO-M) Zoning District, Calle 24 Special Use 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 March 22, 2018)

Note: On October 12, 2017, after hearing and closing public comment, continued to December 21, 2017. On December 21, 2017, after a Motion to Continue failed +3 -4 (Fong, Melgar, Moore, Hillis against); and a Motion to Approve with Conditions failed +3 -4 (Koppel, Melgar, Moore, Richards against); Adopted a Motion of Intent to Disapprove and Continued the matter to March 22, 2018. On March 22, 2018, without hearing, continued to May 3, 2018 by a vote of +6 -0 (Fong absent).

(Proposed Continuance to May 17, 2018)

SPEAKERS: None
 ACTION: Continued to May 17, 2018
 AYES: Fong, Hillis, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards

2. 2015-009015DRP-03 (E. JARDINES: (415) 575-9144)
75, 77, 79-81 LELAND AVENUE – located on the south side of Leland Avenue, west of Desmond Street, east of Talbert Court, and north of Visitacion Avenue; Lots: 007B and 030 in Assessor’s Block 6250 (District 10) - Request for **Discretionary Review** of Building Permit Application Nos. 2015.0629.0164, 2015.0629.0165, and 2015.0629.0158, to construct three new buildings including two two-story, single-family homes (addressed as 75 and 77 Leland Avenue) and one new three-story mixed-use building with ground floor retail professional service and residential above (addressed as 79-81 Leland Avenue). The Project is located within an RH-1 (Residential, House, One-Family) as well as a NC-2 (Neighborhood Commercial-Small Scale) 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: Full Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
 (Continued from Regular hearing on March 15, 2018)
Note: On March 15, 2018, after hearing and closing public comment, continued to May 3, 2018 by a vote of +7 -0.
(Proposed Continuance to June 7, 2018)

SPEAKERS: None
 ACTION: Continued to June 7, 2018
 AYES: Fong, Hillis, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards

3. 2018-003260PCA (A. BUTKUS: (415) 575-9129)
PUBLIC PARKING LOTS AS A PERMITTED USE IN THE GLEN PARK NCT DISTRICT AND ADJOINING LOCATIONS – **Planning Code Amendment** to permit as of right Public Parking Lot uses where the parcel is located in both the Glen Park Neighborhood Commercial Transit and RH-2 (Residential, House Districts, Two-Family) zoning districts, the property has been used as Public Parking Lot for the past ten years without the benefit of a permit,

and the adjoining RH-2 parcel is no larger than 40 feet by 110 feet; 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

(Proposed Continuance to June 7, 2018)

SPEAKERS: None
 ACTION: Continued to June 7, 2018
 AYES: Fong, Hillis, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards

- 4a. 2015-0150100FA (D. VU: (415) 575-9120)
1 DE HARO STREET – between King and Berry Streets – Lots 303 & 304 in Assessor's Block 3800 (District 10) – Request for an **Office Development Authorization** under Planning Code Sections 320, 321 and 322 to authorize up to 86,301 sq. ft. from the Office Development Annual Limit. The Project would construct a new four-story, 58-ft. tall mixed-use building containing 869,301 sq. ft. of office use and 43,318 sq. ft. of PDR uses. The Project site is located within the PDR-1-G (Production, Distribution and Repair - General) Zoning District and 58-X Height and Bulk District.
(Proposed Continuance to June 14, 2018)

SPEAKERS: None
 ACTION: Continued to June 14, 2018
 AYES: Fong, Hillis, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards

- 4b. 2015-015010CUA (D. VU: (415) 575-9120)
1 DE HARO STREET – between King and Berry Streets – Lots 303 & 304 in Assessor's Block 3800 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.3C and 303, for uses that support new development of Production, Distribution and Repair (PDR) space for the project involving demolition of three existing two-story, 25-ft. tall light industrial buildings (collectively measuring approximately 10,620 sq. ft.), and construction a new four-story, 58-ft. tall mixed-use building containing 86,301 sq. ft. of office use and 43,318 sq. ft. of PDR uses. The Project also includes 10 accessory parking spaces adjacent to the building, streetscape improvements, 36 Class 1 and 24 Class 2 bicycle parking spaces. The Project is contingent upon the approval of new legislation associated with reauthorizing Planning Code Section 210.3C (See Case No. [2018-003257PCA](#)). The Project site is located within the PDR-1-G (Production, Distribution and Repair - General) Zoning District and 58-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 June 14, 2018)

SPEAKERS: None
 ACTION: Continued to June 14, 2018
 AYES: Fong, Hillis, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards

5. [2014.1459CUA](#) (J. HORN: (415) 575-6925)
214 STATES STREET – north side of States Street between Levant and Castro Streets; Lot 038 in Assessor’s Block 2622 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the tantamount to demolition of an existing 1,635 square foot, two-story single family home and the addition of a ground floor garage and front entrance, a horizontal rear addition, three new roof dormers and the enclosing of two front decks to create bay windows. 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: Approve with Conditions with Modifications

(Continued from Regular Meeting of March 15, 2018)

Note: On December 15, 2017, after hearing and closing public comment, continued to March 15, 2018 by a vote of +7 -0. On March 15, 2018, without hearing, continued to May 3, 2018 by a vote of +5 -1 (Moore against; Melgar absent).

(Proposed Continuance to June 14, 2018)

SPEAKERS: None
 ACTION: Continued to June 14, 2018
 AYES: Fong, Hillis, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards

6. 2015-008252DRP (E. JONCKHEER: (415) 575-8728)
89 ROOSEVELT WAY – south side of Roosevelt Way at Buena Vista Terrace; Lot 077 in Assessor’s Block 2612 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.09.19.8061, proposing the vertical addition of a mezzanine level with roof decks to an existing 3-story building 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: Pending

(Continued from Regular hearing on March 1, 2018)

(Proposed Continuance to June 21, 2018)

SPEAKERS: None
 ACTION: Continued to June 21, 2018
 AYES: Fong, Hillis, Koppel, Moore
 ABSENT: Johnson, Melgar, 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

7. [2017-000514CUA](#) (N. TRAN: (415) 575-9174)

2001 MARKET STREET – south side of Market Street at the corner of Dolores Street; lots 042-045 of Assessor’s Block 3535 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 752, to establish a Formula Retail Use (d.b.a. Genji Sushi, an approximately 50 square foot limited restaurant use specializing in sushi packaged for takeout in the deli area) inside an existing Whole Foods Market grocery store located within a NCT-3 (Moderate Scale Neighborhood Commercial District, 80-X and 40-X 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: Fong, Hillis, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards
 MOTION: 20174

C. COMMISSION MATTERS

8. Consideration of Adoption:
- [Draft Minutes for April 19, 2018](#)

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

9. Commission Comments/Questions
- None

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:

Aaron Starr:

- **180086 Planning Code - Legitimization and Reestablishment of Certain Self-Storage Uses.** Sponsor: Kim. Staff Butkus

On the land use agenda this weeks was an ordinance, sponsor by Supervisor Kim, to allow the Legitimization and Reestablishment of Certain Self-Storage Uses. This ordinance is being proposed to allow the Hall of Justice to store its record at a property that is currently uses as a self-storage facility. The ordinance would allow the building to revert back to that use once the city vacates the property.

Commissioners, you heard this item on April 19th and voted unanimously to approve the Ordinance with staff's modifications, all of which were clerical in nature. Supervisor Kim amended the ordinance to include the Commission's recommended changes.

At the hearing, there was no significant discussion of the item by Committee members, and no public comment. The item was forwarded to the Full Board with a positive recommendation.

FULL BOARD:

- **180190 Planning Code - Lower Polk Street Alcohol Restricted Use District.** Sponsor: Peskin. Staff: Starr. **PASSED Second Read, Item 11**
- **171019 Establishment of the LGBTQ and Leather Cultural District.** Sponsors: Kim; Sheehy. Staff: Caltagirone. **Adopted**

INTRODUCTIONS:

None

HISTORIC PRESERVATION COMMISSION:

Tim Frye, Preservation Officer:

Here just to share with you a couple of items from yesterday's Historic Preservation Commission hearing. Along with the Central SoMa package of nominations that will come before this Commission, each PCU voted to initiate creation of the Mint-Mission Conservation District which surrounds the Old Mint along Mission and 5th. This Conservation District, along with the other districts initiated under the Central SoMa Plan will be before you for Review and Comment at your hearing next week. The Commission unanimously approved initiation and there were a few members of the public, property owners that spoke both in support and had additional questions regarding the responsibilities and benefits of local designation, so we continue our outreach efforts through the Central SoMa hearing process to keep those property owners informed. Then finally, I wanted to just make you aware although you probably have heard that the Arts Commission and the Historic Preservation Commission filed a joint briefing for a request for rehearing for the Certificate of Appropriateness to remove the Early Days Sculpture from the Pioneer Monument. We understand that that rehearing request will be on June 13th. That concludes my presentation unless you have any questions. 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 – Vertical addition, demolition
Cynthia Montez – 430 Main

Gustavo Leao – 430 Main
 Dane Ince – 430 Main
 Todd David – 430 Main

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. [2018-003257PCA](#) (A. BUTKUS: (415) 575-9129)
REAUTHORIZING SECTION 210.3C CONCERNING NEW PRODUCTION, DISTRIBUTION, AND REPAIR SPACE – **Planning Code Amendment** to reauthorize provisions that support the development of new Production, Distribution, and Repair (PDR) space in specified PDR Zoning Districts; 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 the Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve

SPEAKERS: = Audrey Butkus – Staff report
 + Susan Ma – PDR
 + Gina Falsetto – Functional PDR space
 + Lynn Lu – Local designer issues, affordable rent
 + Abbie Wertheim – 150 Hooper
 + Kate Sofis – New affordable PDR

ACTION: Approved
 AYES: Fong, Hillis, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards
 RESOLUTION: 20175

13. [2018-004477PCA](#) (P. IKEZOE: (415) 575-9137)
CENTRAL SOMA HOUSING SUSTAINABILITY DISTRICT – **Informational Presentation** regarding the Business and Tax Regulations Code and Planning Code Amendments to create the Central South of Market Housing Sustainability District, encompassing an area generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area (an irregular border that generally jogs along Folsom, Howard and Stevenson Streets), and on its southern portion by Townsend Street, to provide a streamlined and ministerial approval process for certain housing projects meeting specific labor, on-site affordability, and other requirements; establishing a fee for applications for residential development permits within the District; making approval findings under the California Environmental Quality Act; making findings of public convenience, necessity, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.
Preliminary Recommendation: None – Informational

SPEAKERS: = Joshua Switzky – Staff Introduction

= Paolo Ikezoe – Information presentation
 = David Woo – Notice, community input
 - Todd David – More housing, affordable housing production
 = Alex Lansburg – Area plans
 = Tim Robles – Community involvement

ACTION: None – Informational

- 14a. [2016-002728CUA](#) (B. BENDIX: (415) 575-9114)
2525 VAN NESS AVENUE – west side of Van Ness Avenue between Union Street and Filbert Street, Lot 004 in Assessor’s Block 0527 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 253 and 303 to construct an approximately 65-foot tall building of approximately 70,080 square feet containing 28 dwelling units, approximately 2,000 square feet of ground floor retail, and up to 14 off-street parking spaces. The project site is located in a RC-3 (Residential-Commercial, Medium Density) Zoning District and 65-A 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

(Continued from Regular hearing on March 29, 2018)

SPEAKERS: = Brittany Bendix – Staff report
 + Tuija Catalano – Project presentation
 + Russ Naylor – Design presentation

ACTION: Approved with Conditions as amended to include:
 1. Private penthouse stairs to be replaced with hatches;
 2. Centralize and minimize bulk of mechanical equipment;
 3. Pull back the railing a minimum of ten feet; and
 4. Work with Staff to further differentiate the buildings.

AYES: Fong, Hillis, Koppel, Moore

ABSENT: Johnson, Melgar, Richards

MOTION: 20176

- 14b. [2016-002728VAR](#) (B. BENDIX: (415) 575-9114)
2525 VAN NESS AVENUE – west side of Van Ness Avenue between Union Street and Filbert Street, Lot 004 in Assessor’s Block 0527 (District 2) – Request for a **Variance** from the Zoning Administrator to address the requirements for the rear yard (Section 134) and dwelling unit exposure (Section 140). The project will construct an approximately 65-foot tall building of approximately 70,080 square feet containing 28 dwelling units, approximately 2,000 square feet of ground floor retail, and up to 14 off-street parking spaces. The project site is located in a RC-3 (Residential-Commercial, Medium Density) Zoning District and 65-A Height and Bulk District.
 (Continued from Regular hearing on March 29, 2018)

SPEAKERS: Same as item 14a.

ACTION: Acting ZA closed the PH and indicated an intent to Grant

- 15a. [2015-003800CUA](#) (D. VU: (415) 575-9120)
1100 POTRERO AVENUE – southwest corner of Potrero Avenue and 23rd Street; lot 001 in Assessor’s Block 4211 (District 9) – Request for **Conditional Use Authorization**, pursuant to

Planning Code Sections 207, 209.1 and 303, to construct up to one dwelling unit for every 1,000 square feet of lot area for the project proposing a new four-story, 49-foot tall building containing four dwelling units adjacent to a limited commercial nonconforming use on the 3,500 square-foot lot. The subject property is located within a RH-3 (Residential – House, Three Family) Zoning District and 55-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
(Continued from Regular hearing on March 22, 2018)

SPEAKERS: = Doug Vu – Staff report
+ Mark Topitcher – Project presentation

ACTION: Approved with Conditions
AYES: Fong, Hillis, Koppel, Moore
ABSENT: Johnson, Melgar, Richards
MOTION: 20177

- 15b. [2015-003800VAR](#) (D. VU: (415) 575-9120)
1100 POTRERO AVENUE – southwest corner of Potrero Avenue and 23rd Street; lot 001 in Assessor's Block 4211 (District 9) – Request for a **Variance** to the rear yard requirement pursuant to Planning Code Section 134, to allow the construction of a new building containing four dwelling units to encroach 11-feet 6-inches into the rear yard. The subject property is located within a RH-3 (Residential – House, Three Family) Zoning District and 55-X Height and Bulk District.
(Continued from Regular hearing on March 22, 2018)

SPEAKERS: Same as item 15a.
ACTION: Acting ZA closed the PH and indicated an intent to Grant

- 16a. [2015-014876CUA](#) (J. HORN: (415) 575-6925)
749 27TH STREET – south side of 27th Street between Douglas and Diamond Streets; lot 012 of Assessor's Block 6588 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the tantamount to demolition of an existing two-story detached one-unit dwelling at the front of the property and the alteration of a detached single-family one-unit dwelling at the rear of the property. The project also requests a Variance from the Planning Code for front setback requirements, pursuant to Section 132. The subject property is located 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: Pending
(Continued from Regular hearing on March 22, 2018)
Note: On January 11, 2018, after hearing and closing public comment, Continued to February 22, 2018 by a vote of +6 -0 (Johnson absent). On February 22, 2018, without hearing, Continued to March 22, 2018 by a vote of +6 -0. On March 22, 2018, without hearing, Continued to May 3, 2018 by a vote of +6 -0 (Fong absent).

SPEAKERS: = Jeff Horn – Staff report
+ Doug Slaw – Project presentation

+ Lenore Long – Project presentation
 + Speaker – Project presentation
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards
 MOTION: 20178

- 16b. [2015-014876VAR](#) (J. HORN: (415) 575-6925)
749 27TH STREET – south side of 27th Street between Douglas and Diamond Streets; lot 012 of Assessor’s Block 6588 (District 8) – Request for a **Variance** from the Planning Code for front setback requirements, pursuant to Section 132. The project is to allow the tantamount to demolition of an existing two-story detached one-unit dwelling at the front of the property and the alteration of a detached single-family one-unit dwelling at the rear of the property. The subject property is located within a RH-1 (Residential – House, One Family) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular hearing on March 22, 2018)
Note: On January 11, 2018, after hearing and closing public comment, ZA Continued to February 22, 2018. On February 22, 2018, without hearing, ZA Continued to March 22, 2018. On March 22, 2018, without hearing, Acting ZA Continued to May 3, 2018.

SPEAKERS: Same as item 16a.
 ACTION: Acting ZA closed the PH and indicated an intent to Grant

17. [2018-001389CUA](#) (V. FLORES: (415) 575-9173)
2280 MARKET STREET – at Noe Street; Lot 013 of Assessor’s Block 3560 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#), [303.1](#), [121.2](#), and [764](#) to allow a change of use to a Formula Retail Gym (d.b.a. Barry’s Bootcamp) in the existing commercial space greater than 4,000 square feet in size and operate before 6am on the property within the Upper Market NCT (Neighborhood Commercial Transit District) and 50/40-X 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: = Veronica Flores – Staff report
 + Adam Shane - Project presentation
 + Daniel Bergerac - Support
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards
 MOTION: 20179

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.

18. [2017-006654DRM](#) (V. FLORES: (415) 575-9173)
2071 47TH AVENUE – at Quintara Street; Lot 015 of Assessor’s Block 2167 (District 4) - Request for **Discretionary Review** of Building Permit Application 2017.05.03.5591 within the RH-1 (Residential, House – One Family) and 40-X Height and Bulk District. The proposal includes horizontal and vertical additions to an existing two-story single family residence. The proposal includes interior renovations and new front and rear decks. Additionally, the proposal will add one new Accessory Dwelling Unit to the ground floor per Ordinance 95-17. 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: Full Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve with Modifications
- SPEAKERS: Veronica Flores – Staff report
 + Speaker – Project presentation
 + Speaker – Project presentation
 + Speaker – Project presentation
- ACTION: Took DR and Approved with Staff recommended modifications and provide for independent accessibility for the ADU.
- AYES: Fong, Hillis, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards
 DRA: 0588
19. [2017-003986DRP-02](#) (C. ALEXANDER: (415) 575-8724)
739 DE HARO STREET – east side of De Haro Street between 19th and 20th Streets; Lot 024 of Assessor’s Block 4071 (District 10) - Requests for **Discretionary Review** of Building Permit Application 2017.03.07.0898 within a RH-2 (Residential, House – Two Family) and 40-X Height and Bulk District. The proposal includes the remodel of an existing single family home with a new third story vertical addition and new garage at the street level. The proposal includes a new front façade, interior renovations and upgrade of the mechanical, electrical and structural systems. 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 with Modification
- SPEAKERS: = Marcelle Boudreaux – Staff report
 - Michael Montgomery – DR presentation, No. 1
 - Christopher Cole – Residential Design Guidelines
 + Jamie Austin – Project presentation
 + Ema Williams – Support
 - Benny Minott – DR No. 2 presentation
- ACTION: Did NOT Take DR
 AYES: Fong, Hillis, Koppel, Moore
 ABSENT: Johnson, Melgar, Richards
 DRA: 0589

ADJOURNMENT 4:08 PM

ADOPTED MAY 17, 2018