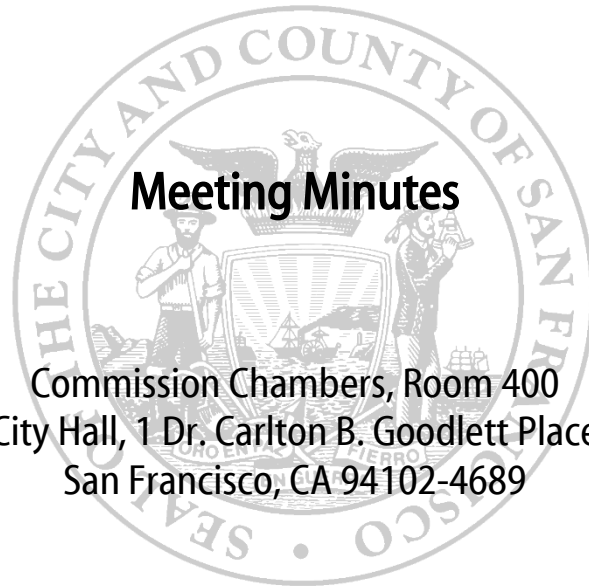


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, April 25, 2019
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 1:04 PM

STAFF IN ATTENDANCE: Aaron Starr, Audrey Butkus, John Francis, Seema Adina, Kimberly Durandet, Jeff Horn, Chris May, Sharon Young, David Winslow, John Rahaim – 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. 2018-013861PCAMAP (D. SANCHEZ: (415) 575-9082)
LARGE RESIDENCE SPECIAL USE DISTRICT – Planning Code and Zoning Map Amendment
introduced by Supervisor Safai to create the District 11 Large Residence Special Use District (the area within a perimeter established by Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Holloway Avenue, Harold Avenue, Ocean Avenue, Geneva Avenue, Interstate 280, Tingley Street, Alemany Boulevard, Mission Street,

Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford Avenue, Gladstone Drive, Sunglow Lane, Silver Avenue, Madison Street, Valmar Terrace, Peru Avenue, Burrows Street, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Brazil Avenue, Mansell Street, Persia Avenue, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Geneva Avenue, Carter Street, southeastern boundary of Census Tract 0263.02, Block 3005, and the southern boundary of San Francisco, Saint Charles Avenue, Interstate 280, straight-line extension northerly to Orizaba Avenue, Alemany Boulevard, and Brotherhood Way), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

(Continued from Regular hearing on April 11, 2019)

Note: On March 7, 2019, after hearing and closing public comment, continued to April 11, 2019 by a vote of +6 -0.

On April 11, 2019, without hearing, continued to April 25, 2019 by a vote of +5 -1 (Richards absent).

(Proposed Continuance to May 2, 2019)

SPEAKERS: None

ACTION: Continued to May 9, 2019

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

2. 2017-013537CUA (K. DURANDET: (415) 575-6816)
233 SAN CARLOS STREET – between 19th and 20th Streets; Lot 032 of Assessor's Block 3596 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.4, 303 and 317, to demolish an existing single-family residence (measuring 1,302 square feet) and construct a new four-story, two-unit residence (measuring 3,689 square feet) with two off-street parking spaces. The subject property is located in the RTO-M (Residential Transit Oriented-Mission) Zoning District and 45-X Height & 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 February 21, 2019)

Note: On February 21, 2019, after hearing and closing public comment, continued to March 21, 2019 by a vote of +7 -0).

(Proposed Continuance to May 9, 2019)

SPEAKERS: None

ACTION: Continued to May 9, 2019

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

- 3a. 2016-010589ENX (L. HOAGLAND: (415) 575-6823)
2300 HARRISON STREET – west side of Harrison Street between 19th and Mistral Streets; Lot 001 in Assessor's Block 3593 (District 9) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to demolish an existing surface parking lot and

construct a six-story over basement garage, 75-foot tall, 78,096 square foot vertical addition to an existing 3-story, 42-foot tall, 68,538 square foot office building. The addition will result in a mixed-use building with 24 dwelling units, 27,152 square feet of additional office space, 3,242 square feet of ground floor retail, 1,158 square feet of ground floor arts activities/retail space, 31 additional Class 1 bicycle parking spaces, 8 Class 2 bicycle parking spaces and a total of 41 off-street parking spaces. The dwelling-unit mix includes 14 one-bedroom and 10 two-bedroom units. The Project includes 4,922 square feet of usable open space through a combination of private and common open space. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes waivers for building height, ground floor active uses and narrow street height limit, and a concession for rear yard in a UMU (Urban Mixed-Use) District and 68-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Approve with Conditions

(Proposed Continuance to May 9, 2019)

SPEAKERS: None

ACTION: Continued to May 9, 2019

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

- 3b. 2016-010589OFA (L. HOAGLAND: (415) 575-6823)
2300 HARRISON STREET – west side of Harrison Street between 19th and Mistral Streets; Lot 001 in Assessor’s Block 3593 (District 9) - Request for **Office Development Authorization**, pursuant to Planning Code Sections 321 and 322, to authorize 27,185 gross square feet of office space from the Office Development Annual Limit. The subject property is located within a UMU (Urban Mixed-Use) District and 68-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

(Proposed Continuance to May 9, 2019)

SPEAKERS: None

ACTION: Continued to May 9, 2019

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

12. [2018-007366CUA](#) (N. FOSTER: (415) 575-9167)
838 GRANT AVENUE – east side of Grant Avenue, between Washington and Clay Streets, Lot 005 in Assessor’s Block 0209 (District 3) – Request for **Conditional Use Authorization** to establish a new 7,138 gross square foot Restaurant Use (d.b.a. “Cityview”) within an existing, ground-floor commercial tenant space fronting Walter U. Lum Place. The proposed restaurant would operate from 10:30 a.m. to 12:00 a.m. daily and utilize an ABC Type 47 License (on-sale general, eating place). The Project involves interior and exterior tenant improvements, including a 4’-4” horizontal expansion of the tenant space into a recessed opening fronting Walter U. Lum Place, within the Chinatown Visitor Retail Zoning District and 50-N 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 7, 2019)

SPEAKERS: None

ACTION: Continued to May 9, 2019
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards

18. [2016-000240DRP](#) (D. WINSLOW: (415) 575-9159)
 1322 WAWONA STREET – at 24th Avenue; Lot 003G in Assessor’s Block 2472 (District 4) - Request for **Discretionary Review** of Building Permit Application No. 2014.1126.2656 for a 2-story horizontal addition, excavation for garage, and reconfiguration of exterior front stairs of a two-story one-family house within a RH-1 (Residential-House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

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

4. [2018-017254CUA](#) (D. GANETSOS: (415) 575-9172)
 2750 JACKSON STREET – north side between Divisadero and Scott Streets, Lot 018 in Assessor’s Block 0978 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 to allow an increase in student enrollment at the Town School for Boys from 414 students to 450 students over a two-year period within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. A maximum student enrollment of 400 students was permitted under a previous Conditional Use Authorization (2011.0277C). No change of use, construction, or tenant improvements are associated with this proposal. 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: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: [20433](#)

C. COMMISSION MATTERS

5. Consideration of Adoption:
- [Draft Minutes for April 11, 2019](#)

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

6. Commission Comments/Questions

Commissioner Richards:

Yesterday was a big day in Sacramento in that SB50 got out of its second committee but it had major modifications and really look forward to having Planning staff take a look at all the amendments and give us maybe another informational if the president and the officers agree. I think it's a lot more quantifiable in that they actually set a number on the amount of units per parcel, so I think we can quantify a lot easier rather than what can potentially can and what can't be. Secondly, I was away for a week for the Easter break, and I was catching up on my reading, and actually, Liam Dillon from the LA Times caught my attention, "California housing bill targeting wealthy cities could rezone nearly all of Palo Alto." I started reading it. It's kind of an interesting article and it starts kind of wondering in to what it does for LA. Then, at the very end, I almost fell off of my seat on the plane because they actually quoted Richard Rothstein who wrote *The Color of Law: A Forgotten History of How Our Government Segregated America*. And I was interested to see, hear what he had to say, and he actually said, "allowing apartments in communities like Palo Alto is necessary but does not do enough to resolve long-standing inequities." And he's quoted, "If that's all that's done, it will increase housing opportunities for those who can afford market-rate housing, even smaller market-rate housing," Rothstein said. "It doesn't include opportunities for low-income African Americans or low-income people in general." So, I thought that was an interesting coming from the source of what a lot of these equitable communities is all about.

Vice President Koppel:

There's an article in this week's Chronicle titled "San Francisco's Big Buildings to Take a Big Step in Reducing City's Emissions," so I wanted to give a shout out to Mayor London Breed, Mayor's Office of Sustainability, Department of Environment. They've also been working with the SFPUC and the CPUC to address issues like climate change, global warming, which are especially important to cities like us with sea level rise because we're pretty much surrounded by water. Interesting thing is a lot of these downtown large buildings obviously use a lot of energy, but they don't have the potential to cover their roofs with solar panels because they are on such a small footprint. So, it's going to be a challenge but it's going to be an interesting process to check in but we're going to make our buildings more efficient and how they use their energy just to, you know, take it easy on our climate and we have to do our part here. So, thanks to Mayor Breed.

Commissioner Moore:

I'm picking up on what Commissioner Koppel is saying. New York is basically at the verge of not allowing any high-rise glass façade buildings anymore. How that exactly will play itself out I do not know. But it is an interesting idea to start really looking at the contribution that all buildings, particularly high rise fully glazed buildings make to environmental issues. The cure is to figure out how San Francisco will pick up on that because we have basically all of Rincon Hill, all of our new residential buildings even are mostly fully glazed buildings. So, we'll be looking for the director to take the lead on that.

D. DEPARTMENT MATTERS**7. Director's Announcements****John Rahaim, Planning Director:**

Thanks, Jonas. Good afternoon Commissioners. I was also going to mention the new version of SB50. As I understand it is essentially has been emerge with SB4 and the two senators have combined efforts and as I understand that some of the provisions of SB50 only apply to large cities above half a million or 600,000 I think.

Commissioner Moore:

600,000.

John Rahaim, Planning Director:

Bottom line is we'll get more information to you. I also have this evening I will be attending the legislative committee meeting of the MTC and ABAG and those two bills and this revised bill will be on the agenda this evening. So, if you want to check in on that you can certainly do that as well. But we'll, I'll try to bring you information when we get out of that meeting as well. That concludes my thoughts thank you.

Commissioner Richards:

Yeah. I think it's counties with populations over 600,000, so that would exempt Marin and Sonoma. And I think the moniker I heard recently that it's a NIMBY bill - Not In McGuire's Back Yard.

8. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission**Aaron Starr:****Land Use Committee**

- 190249 Development Agreement - SYTS Investments, LLC - 915 Cayuga Avenue. Sponsor: Safai. Staff: Flores. Item 3
- 190250 Planning Code, Zoning Map - Cayuga/Alemany Special Use District. Sponsor: Safai. Staff: Flores. Item 4
- 190251 Planning Code - Zoning Map Amendment. Sponsor: Safai. Staff: Flores.

At Monday's Land Use hearing the Committee considered the proposed Development Agreement and Planning and Zoning Map amendments for 915 Cayuga. The proposed development would construct a 5-story residential building with 116 units, 50% of which would be affordable. Commissioners, you heard this item on April 11 of this year and voted unanimously to approve.

At the land use hearing, several speakers came out in favor of the proposed project, some of whom also gave testimony at the Commission hearing. There was also at least one speaker who expressed concern about the project and its lack of parking. The Committee members' comments were resoundingly in favor of the proposed project and wasted no time in voting to recommend this item to the Full Board.

- 190301 Hearing - Citywide Survey of Historic Resources. Sponsor: Peskin. Staff: Frye. Item 6

The Committee then held a hearing on the city-wide historic resource survey. Staff's presentation mainly focused on the work the Department has done so far, noting that 20% of the city has been surveyed. Commissioner Kate Black from the Historic Preservation Commission spoke during public comment. Her comments focused on the need to increase resources to get this critical project done. Supervisor Peskin, who called for the hearing, also expressed a desire to move this process along more quickly and explained benefits of having such a survey done. He asked his colleague to keep this effort in mind during the budget process. As this was not an action item, the item was filed.

Rules Committee

- 190340 Mayoral Appointment, Planning Commission - Frank Fung.

Also, on Monday, the Rules Committee considered the Mayor's appointment of Frank Fung to the Planning Commission. His appointment did receive unanimous support from the committee and the Board will now vote on his nomination next week.

Full Board

- 190364 Bi-Annual Housing Balance Report No. 8. Sponsor: Mar. Staff: Ojeda. Adoption

Lastly, the Full Board adopted the Housing Balance Report.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Kevin Cheng – 3847 – 3849 18th Street
Georgia Schuttish – Housing Inventory report

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.

9. [2018-011653PCA](#) (A. BUTKUS: (415) 575-9129)
TEMPORARY USES ON DEVELOPMENT SITES – Planning Code Amendment to enable the use of development project sites during the project approval and entitlement process by authorizing the Planning Department to authorize certain interim activities at development project sites as Temporary Uses for up to 36 months, subject to extension at the discretion of the Planning Director in increments for up to a maximum possible total of 36 additional months; adopting the Planning Department's determination 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: Approve with Modifications

SPEAKERS: = Audrey Butkus – Staff report

+ Ben Bleiman – Support
 = Peter Papadopoulos – Issues and concerns
 ACTION: Approved with Modifications
 AYES: Hillis, Johnson, Koppel, Melgar, Richards
 NAYS: Moore
 RESOLUTION: [20434](#)

10. 2015-010192CWP (J. FRANCIS: (415) 575-9147)
POTRERO POWER STATION – the area generally bounded by Illinois Street on the west, 23rd Street on the south San Francisco Bay on the East, and 22nd Street on the north, Assessor’s Block and Lots: 4175/002; 4175/017; 4175/018; 4232/001; 4232/006; and non-assessed Port and City/County of San Francisco properties (District 10). This is an **Informational Presentation** on the proposed Potrero Power Station Mixed-Use Development Project, located in the Central Waterfront at the site of the former power station decommissioned in 2011 by then-owner Mirant Potrero LLC. Associate Capital, the project sponsor, seeks to redevelop the ~29-acre site for a multi-phased, mixed-use development, and activate a new waterfront open space. The proposed project would rezone the site, establish land use controls, develop design standards, and provide for development of residential, commercial (including office, research and development/life science, retail, hotel, and production, distribution, and repair), parking, community facilities, and open space land uses. The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District. The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet. Overall, the proposed project would construct up to approximately 5.3 million gross square feet (gsf) of uses.

Preliminary Recommendation: None – Informational

SPEAKERS: = John Francis – Staff presentation
 + Jon Lau, OEWD – Design for Development
 + Enrique Landa – Potrero Power Plant
 + Tina Chang – Potrero Power Plant
 + Corey Smith – Outreach, density, affordability
 = Mike Buhler – Station A adaptive re-use
 = J.R. Eppler – Potrero Power
 = Allison Heath – Open space, community benefits
 = Peter Lilenthal – Historic resources
 + Keith Goldstein – Proposed modifications
 + Bruce Hui – Support, underpass pop-ups
 + Emily Pearl – Neighborhood amenities
 + Lev Breznicki – Neighborhood commercial business, development delay
 + Laura Foote – Support
 + Ken Rich – Mayor’s directive for housing
 ACTION: None – Informational
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards

- 11a. [2016-007303PCA](#) (S. ADINA: (415) 575-8722)
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor’s Block 3707, Lot 057 (District 6). Consideration of **Planning Code Amendment** to Section 188 – Noncomplying Structures: Enlargements, Alterations

and Reconstruction within a C-3-O (Downtown-Office) Zoning District and 120-X Height and Bulk District. The Historic Preservation Commission will consider the proposal from the Project Sponsor to adopt an Ordinance that would extend the expiration date of Section 188(g) to allow Terrace Infill on a noncomplying structure designated as a Significant Building under Article 11 of the Code and would amend the text to allow for rooftop infill along the primary building frontage if obscured from view by existing parapet walls.

Preliminary Recommendation: Approve the resolution to recommend approval of the Planning Code amendments to the Board of Supervisors.

SPEAKERS: = Seema Adina – Staff report
 + Todd Chapman – Project presentation
 + Harry O'Brien – Code amendment
 + Cynthia Gomez – Hotel workers union
 = Georgia Schuttish – Julia Morgan remodel
 + John Combs – Support
 + Connie Ford – Support
 = Brian Sheehy – Agreements
 = Doug Dalton – Agreements
 = Mike Buhler – Issues and concerns
 + David Sternberg – Support
 = Kathy Maupin – Public realm improvements
 = Miriam Zouzounis – Neighborhood agreement
 = Justin Boyle – Local Edition, seamless transition
 = Mary Cobb – Local Edition
 + Laura Sagues – Support
 + Phil Lawrence – Local Edition
 = Ross Lewis – The Lark Bar

ACTION: Approved

AYES: Hillis, Johnson, Melgar, Moore, Richards

NAYS: Koppel

RESOLUTION: [20435](#)

- 11b. [2016-007303DNX](#) (S. ADINA: (415) 575-8722)
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor's Block 3707, Lot 057 (District 6). Request for **Downtown Project Authorization** pursuant to Planning Code Section 309, with an exception to off-street freight loading requirements (Section 152.1) within a C-3-O (Downtown-Office) Zoning District and 120-X Height and Bulk District. The Hearst Building occupies a 13,333 sf lot and includes structures identified under three building addresses: Five 3rd St., 17-29 3rd St. and 190 Stevenson St. The project proposes rehabilitation of the existing 13-story, 161,108 sf building for use as a 170-room hotel with retail on the ground floor and basement level, offices on floors two and three, and rooftop terraces. The historic lobby will be retained and a new passenger loading area and hotel entrance will be created on Stevenson Street.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 11a.

ACTION: Approved with Conditions as Amended

AYES: Hillis, Johnson, Melgar, Moore, Richards

NAYS: Koppel
 MOTION: [20436](#)

- 11c. [2016-007303CUA](#) (S. ADINA: (415) 575-8722)
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor’s Block 3707, Lot 057 (District 6). Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to establish a hotel use within a C-3-O (Downtown-Office) Zoning District and 120-X Height and Bulk District. The Hearst Building occupies a 13,333 sf lot and includes structures identified under three building addresses: Five 3rd St., 17-29 3rd St. and 190 Stevenson St. The project proposes rehabilitation of the existing 13-story, 161,108 sf building for use as a 170-room hotel with retail on the ground floor and basement level, offices on floors two and three, and rooftop terraces. The historic lobby will be retained and a new passenger loading area and hotel entrance will be created on Stevenson Street.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 11a.
 ACTION: Approved with Conditions as Amended
 AYES: Hillis, Johnson, Melgar, Moore, Richards
 NAYS: Koppel
 MOTION: [20437](#)

13. [2015-015789ENX](#) (K. DURANDET: (415) 575-6816)
828 BRANNAN STREET – north side, at the corner of Langton Street; Lot 004E in Assessor’s Block 3780 (District 6). Request for **Large Project Authorization** pursuant to Planning Code Section 329 to demolish the existing building on the site, and construct a seven-story, 68-foot tall, approximately 58,553 gross-square-foot (gsf) mixed-use building which would consist of 50 dwellings. The ground floor provides a residential lobby, community/fitness room, bicycle storage room for 30 Class 1 bicycle parking spaces, 2,104 sf of commercial space, and a trash room. Below grade 7,651 gsf provides 22 auto parking spaces including 1 car share, 60 Class 1 bicycle parking spaces, building services and storage. The project would provide approximately 2,687 gsf in the rear yard and 4,078 gsf on a roof deck of common open space and approximately 455 gsf of private open space (a total of 5 private balconies) on floors three to seven and is seeking exceptions to Planning Code Sections 134 for a rear yard modification and 140 for dwelling unit exposure, in a UMU (Urban Mixed Use) Zoning District, and 68-X Height and Bulk District in the South of Market Neighborhood. 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: = Kimberly Durandet – Staff report
 + Peter Hekemian – Project presentation
 + Kava Massih – Project presentation
 ACTION: Approved with Conditions as Amended
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: [20438](#)

- 14a. [2018-000547CUA](#) (J. HORN: (415) 575-6925)
42 ORD COURT – through lot bounded by Ord Court and States Street, Lot 060 in Assessor’s Block 2619 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 249.77 and 303(c), to construct a vertical and horizontal addition to an existing 1,110 gross square foot, two-story single-family home located on a through lot that extends to States Street. An unoccupied, illegal dwelling unit is located within a 297 square foot uninhabitable (6’-10” internal height) area of the 1st floor. The existing structure will remain but be lifted 2 feet in height, two floors will be added on top of the rear portion of the existing structure and a 4-story horizontal rear addition will be constructed. In total, the proposed structure is 4,110 gross square feet in size and will provide two residential units and a new garage. The project is within a RH-2 (Residential House, Two-Family) Zoning District, 40-X Height and Bulk District, and Corona Heights Large Residence Special Use District (Planning Code Sec 249.77). 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 7, 2019)
- SPEAKERS: = Jeff Horn – Staff report
 + John Duffy – Project presentation
 - Chris Parkside – Opposition
 - Bill Holtzman – Opposition
- ACTION: After hearing and closing public comment; Continued to July 11, 2019
- AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
- 14b. [2018-000547VAR](#) (J. HORN: (415) 575-6925)
42 ORD COURT – through lot bounded by Ord Court and States Street, Lot 060 in Assessor’s Block 2619 (District 8) – Request for a **Variance** from the Planning Code for front setback requirements, pursuant to Planning Code Section 132. The subject property is located within a RH-2 (Residential – House, Two Family) Zoning District, the Corona Heights Large Residence Special Use District and 40-X Height and Bulk District.
- SPEAKERS: Same as item 14a.
- ACTION: After hearing and closing public comment; ZA Continued to July 11, 2019
15. [2018-010426CUA](#) (C. MAY: (415) 575-9087)
2675 GEARY BOULEVARD – 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. PetSmart) and a Kennel use within the two-story building, currently under construction on the southeast corner of the subject property within a NC-3 (Moderate Scale Neighborhood Commercial) 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: = Chris May – Staff report
 + Diana Rincon – Project presentation
 + Mark Loper – Project presentation

ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: [20439](#)

16. [2017-012697CUA](#) (S. YOUNG: (415) 558-6346)
3944A GEARY BOULEVARD – north side between 3rd and 4th Avenues; Lot 019 in Assessor's Block 1435 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 712 to legalize the change of use of an existing personal service establishment (cosmetology & beauty salon) with accessory foot/chair massage use to a Massage Establishment Use with accessory personal service use (d.b.a. U2 Beauty Health Center) located on the second floor of the two-story commercial building. The project site is located within a NC-3 (Moderate-Scale Neighborhood Commercial) 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: = Sharon Young – Staff report
 + Phil Lesser – Project presentation
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: [20440](#)

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.

17. [2018-003223DRP](#) (D. WINSLOW: (415) 575-9159)
15 EL SERENO COURT – between Rio Court; Lot 025 in Assessor's Block 2968B (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2018.0302.2730 for new construction of a one-story horizontal addition to a one-family house within the RH-1 (Residential-House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
 (Continued from Regular hearing on April 11, 2019)

SPEAKERS: = David Winslow – Staff report
 - John Lee – DR presentation
 + Speaker – Project presentation
 + Stephen Shoup – Project presentation
 ACTION: No DR
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 DRA: [0651](#)

ADJOURNMENT 4:48 PM

ADOPTED MAY 9, 2019