

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, October 18, 2018**  
**1:00 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:07 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Tim Frye – Preservation Officer, Carly Grob, Kate Conner, Diego Sanchez, Claudia Flores, Audrey Butkus, Neil Hrushowy, Paul Chasan, Andrew Perry, Sharon Young, Michael Christensen, Natalia Kwiatkowska, 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. 2017-009224CUA (M. WOODS: (415) 558-6315)  
601 VAN NESS AVENUE – west side of Van Ness Avenue; Lot 027 in Assessor's Block 0762 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.4 and 303(j) to discontinue a Movie Theatre use (Opera Plaza Cinema) of

approximately 6,380 square feet and propose a Retail Sales and Service use within a RC-4 (Residential-Commercial High Density) Zoning District, the Van Ness Avenue Special Use District, and 130-V 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 September 13, 2018)  
**(Proposed Continuance to December 20, 2018)**

SPEAKERS: - Michael Petrelis – Opera Plaza Cinema continuance  
+ Steve Vettel – Matter of continuance  
+ Marlene Morgan-Dennis – More consideration  
ACTION: Continued to December 20, 2018  
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore  
ABSENT: Richards

- 13a. [2015-004717DRP](#) (M. CHRISTENSEN: (415) 575-8742)  
11 GLADYS STREET – southeast side of Gladys Street; Lot 027 of Assessor’s Block 5710 (District 9) – Request for **Discretionary Review** of Building Permit Application #201612084425 within a RH-2 (Residential, House – Two Family) and 40-X Height and Bulk District. The proposal includes a vertical addition to an existing single-family home. The proposal also includes interior alterations. 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 August 23, 2018)

SPEAKERS: None  
ACTION: Continued to November 8, 2018  
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore  
ABSENT: Richards

- 13b. [2015-004717VAR](#) (M. CHRISTENSEN: (415) 575-8742)  
11 GLADYS STREET – southeast side of Gladys Street; Lot 027 of Assessor’s Block 5710 (District 9) – Request for **Variance** to the front setback requirement pursuant to Planning Code Section 132 and rear yard requirement pursuant to Planning Code Section 134 for the project involving a vertical addition to an existing single-family home. The proposal also includes interior alterations. The project is located within a RH-2 (Residential, House – Two Family) and 40-X Height and Bulk District.  
(Continued from Regular hearing on August 23, 2018)

SPEAKERS: Same as item 13a.  
ACTION: Acting ZA Continued to November 8, 2018

**B. COMMISSION MATTERS**

2. Consideration of Adoption:
  - [Draft Minutes for October 4, 2018 – Closed Session](#)
  - [Draft Minutes for October 4, 2018 – Regular](#)

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

3. Commission Comments/Questions

**Commissioner Moore:**

I have one brief question. In our packet was a two pages Compliance to Land Dedication Eastern Neighborhoods but we're not referencing any originator or why we're getting it and I was just wondering if that was an error, or there's any message to it that we should be aware of.

**President Hillis:**

Director Rahaim, do you know?

**Jonas P. Ionin, Commission Secretary:**

We can look into it. I don't have it in my packet.

**Commissioner Moore:**

It could be an error piece of paper. I will hand it to the Director.

**C. DEPARTMENT MATTERS**

4. Director's Announcements

**John Rahaim, Planning Director:**

In the realm of interesting code enforcement cases, I thought I heard on NPR in this morning report that the famous Sagrada Familia church in Barcelona, which has been under construction for 130 years, has never had a building permit. And the Mayor of Barcelona today announced an agreement with the church, that they will grant them a building permit in return for 36 million euros. Which will be used for street improvements around the church to accommodate all the traffic because it is now Barcelona's, excuse me, I think it is Spain's number one tourist attraction. So code enforcement does occasionally work. That is the end of my comments for today. Thank you.

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

**Aaron Starr:**  
**Land Use Committee**

- [180861](#) Planning Code - Fire-Damaged Liquor Stores in North Beach Neighborhood Commercial District. Sponsor: Peskin. Staff: D. Sanchez.

First on this week's land use agenda was Supervisor Peskin's ordinance on Fire Damaged Liquor Stores in the North Beach NCD. Commissioners you heard this Ordinance on Oct 4, 2018 recommended approval with modifications. Those modifications were technical in nature and clarified the entitlement processes. Supervisor Peskin did include those modifications in the final ordinance.

At the Land Use Committee hearing the Supervisors heard testimony from two members of the public. Both were in favor of the Ordinance. The Supervisors recommended the Ordinance as a committee report to the Full BOS.

- [180490](#) General Plan Amendments - Central South of Market Area Plan. Sponsor: Planning Commission. Staff: Chen. Item 9
- [180185](#) Planning Code, Zoning Map - Central South of Market Special Use District. Sponsors: Mayor; Kim. Staff: Chen. Item 10
- [180453](#) Business and Tax Regulations, Planning Codes - Central South of Market Housing Sustainability District. Sponsors: Mayor; Kim. Staff: Chen. Item 11
- [180184](#) Administrative, Planning Codes - Central South of Market Area Plan. Sponsors: Mayor; Kim. Staff: Chen. Item 12

Land Use also heard the various ordinances for the Central SoMa Plan, which were continued from the October 1st Land Use Committee. The Planning Commission last heard amendments to the Plan on September 27th and voted unanimously to approve the amendments with modifications.

During the public hearing, there were seven public commenters covering a range of topics, including:

- A call for proactive land banking for future affordable housing sites and other neighborhood stabilization policies;
- A desire that designs for POPOS and buildings in the area be culturally appropriate and accessible to youth, family, and seniors;
- A request to prohibit market-rate micro-units and SROs; and
- A desire for more greening and living walls.

At the start of the hearing, Supervisor Kim signaled that she intended to introduce some minor amendments and continue the hearing. With those minor amendments the committee voted to continue to the items one week to October 22.

### Full Board

- [180720](#) Planning Code - Landmark Designation - 228-248 Townsend Street (aka New Pullman Hotel). Sponsor: Historic Preservation Commission. Staff: Smith. Passed First Read
- [180721](#) Planning Code - Landmark Designation - 457 Bryant Street (aka Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall). Sponsor: Historic Preservation Commission. Staff: Ferguson. Passed First Read
- [180722](#) Planning Code - Landmark Designation - 500-504-4th Street (aka Hotel Utah). Sponsor: Historic Preservation Commission. Staff: McMillen. Passed First Read
- [180723](#) Planning Code - Clyde and Crooks Warehouse Historic District. Sponsor: Historic Preservation Commission. Staff: McMillen. Passed First Read
- [180724](#) Planning Code - Mint-Mission Conservation District. Sponsor: Historic Preservation Commission. Staff: McMillen. Passed First Read
- [180725](#) Planning Code - Designation of Various Properties as Significant and Contributory in the C-3 District Based on Architectural, Historic and Aesthetic Value Sponsor: Historic Preservation Commission. Staff: McMillen. Passed First Read
- [180726](#) Planning Code - Amending Kearny-Market-Mason-Sutter Conservation District and Article 11 Designation of 55-5th Street. Sponsor: Historic Preservation Commission. Staff: McMillen. Passed First Read

At the Full Board this week, the various Landmark and Article 11 amendments related to the Central SoMa Plan all past their first read.

- [180841](#) Hearing - Appeal of Final Environmental Impact Report Certification - India Basin Mixed- Use Project.

The Board then heard the India Basin CEQA Appeal. There were two appeals to the India Basin Plan one filed by Archimedes Banya, a local business in the area, and one by Greenaction.

The appellants contended that:

- The City should not adopt a statement of overriding considerations since the project would result in significant air quality impacts;
- The Planning Commission improperly approved the project because the BUILD portion of the project site has not undergone comprehensive testing for and remediation of hazardous materials;
- The public notification process excluded non- or limited-English-proficient communities;
- The EIR is inadequate and its conclusions are incorrect;
- The EIR should be recirculated due to new information that was presented; and
- The EIR did not consider the project's impacts on the Banya.

During the hearing, members of the public expressed health-related concerns over air quality and hazardous materials. They also claimed that the public notification process excluded non- or limited-English-speaking communities.

The Board asked a few questions of the Planning Department related to air quality. They also asked the City Attorney to clarify whether a two-week continuance was a legally adequate period for reviewing new information that the Planning Department presented in response to comments from the Air District. In the end, the Board was satisfied with the Department and City Attorney's responses, and with the adequacy of the EIR. The Board voted 10-1 to reject the appeal with Supervisor Fewer in the dissent.

- [180816](#) General Plan - India Basin Mixed-Use Project. Sponsor: Planning Commission. Staff: Snyder. Passed First Read
- [180680](#) Planning Code, Zoning Map - India Basin Special Use District. Sponsor: Cohen. Staff: Snyder. Passed First Read
- [180681](#) Development Agreement - India Basin Investment LLC - India Basin Project - Innes Avenue at Griffith Street Sponsor: Cohen. Staff: Snyder. Passed First Read

The Board then considered the various ordinances that would create the India Basin SUD. Supervisor Cohen introduced amendments to the Affordable Housing Plan that included adjusting some of the AMI levels downward; and requiring 65% of on-site affordability to be rental. The Board then adopted these amendments and passed the package of legislation on first read.

- [180861](#) Planning Code - Fire-Damaged Liquor Stores in North Beach Neighborhood Commercial District. Sponsor: Peskin. Staff: D. Sanchez. Passed First Read

## **BOARD OF APPEALS**

### **Jonas P. Ionin, Commission Secretary:**

On behalf of the Zoning Administrator, the Board of Appeals met last night. While they didn't hear any appeals of the Planning Department decisions, the Planning Department did provide the Board of Appeals with an informational presentation on the draft Residential Roof Deck Policy as requested by the Commission. The Board provided valuable feedback which the Department will incorporate into the draft's policy for future discussion with the Commission.

## **HISTORIC PRESERVATION COMMISSION**

### **Tim Frye, Preservation Officer:**

I'm here to share with you one item from yesterday's Historic Preservation Commission hearing. If I can get the overhead, please SFGovTV. The Commission forwarded a positive recommendation to the Board of Supervisors to designate 524 Union Street, historically

known as the Paper Doll. The property is significant and eligible for local designation as one of the earliest LGBTQ bars and restaurants associated with early communities in San Francisco. It is also significant for its association with owner, Dante Benedetti, who became one of the people on the front lines in the fight of LGBTQ civil rights in San Francisco in the 1950s. There's a great article in the Bay Area Reporter, if you would like more history on it or we are happy to share the landmark designation with you as well. Both the owner and the Supervisor are in support and we anticipate a hearing at the Full Board very soon. That concludes my presentation unless you have any comments.

#### D. GENERAL PUBLIC COMMENT

SPEAKERS: Marlene Morgan-Dennis – Academy of Art University  
 Jerry Dratler – Whole Foods  
 Corey Smith – Housing Accountability Act Analysis  
 Zachary Johnson – Cannabis retail  
 Jeremy Paul – Code enforcement

#### E. REGULAR CALENDAR

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

6. [2018-012959PCA](#) (C. GROB: (415) 575-9138)  
**AMENDMENT TO THE INCLUSIONARY HOUSING ORDINANCE – Planning Code Amendment**  
 introduced by Mayor Breed amending Section 415.3 to modify the date by which projects that are eligible for temporary Inclusionary Housing requirements must obtain a building or site permit; 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*

SPEAKERS: = Carly Grob – Staff report  
 + Krizia Tano – Amendment overview  
 = Toby Morris – Case study  
 + RJ Ferrari – Support  
 - John Kevlin – Does not apply to everyone equally  
 + Jesus Villalobos – Support  
 + Andrew Dewitt – Support  
 + Corey Smith – Step in the right direction  
 + Steve Vettel – Support, project delays, CEQA  
 + Bruce Dorfman – Support, allow extension of time  
 - Larisa Pedroncelli – Civic duty

- Speaker – Community stabilization, gentrification
- Peter Papadopolous – Value of these units
- Roberto Hernandez – Gentrification, community benefits
- + Laura Foote – Districts off the hook of housing production
- Speaker – Increased inclusionary, must be a hard and fast deadline

ACTION: Approved  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 RESOLUTION: 20315

7. [2018-010759PCA](#) (D. SANCHEZ: (415) 575-9082)  
MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT AND MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT – **Planning Code Amendment** introduced by Supervisor Ronen amending the Planning Code to require Conditional Use Authorization for Restaurants and prohibit new brewpubs within a subarea of the Mission Alcoholic Beverage Special Use District; to establish limits on the number of eating and drinking establishments, require Conditional Use Authorization for replacing Legacy Businesses and new bars, prohibit mergers of commercial space resulting in greater than 1,500 gross square feet, require ground-floor non-residential tenant space for large projects, and expand Philanthropic Service and Light Manufacturing uses in the Mission Street Neighborhood Commercial Transit 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 making findings of public necessity, convenience, and welfare under Planning Code Section 302. Status update on the Mission Action Plan 2020 (MAP 2020) will also be heard as an informational item accompanying the Planning Code Amendment.  
*Preliminary Recommendation: Approve with Modifications*  
 (Continued from Regular hearing on October 11, 2018)

SPEAKERS: = Diego Sanchez – Staff report  
 = Claudia Flores – MAP 2020 update  
 + Amy Beinart, Aide to Sup. Ronen – Amendment overview  
 + Roberto Hernandez – Liquor stores  
 + Antonio – Craft brewing  
 + Peter Papadopolous – Support, expansion

ACTION: Approved with Modifications  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 RESOLUTION: [20316](#)

8. [2018-011057PCA](#) (A. BUTKUS: (415) 575-9129)  
C3R RETAIL TO OFFICE CONVERSION – **Planning Code Amendment** to change zoning controls for Non-Retail Sales and Service Uses in the C-3-R Downtown Retail Zoning District; amending the Planning and Administrative Codes to create the Union Square Park, Recreation, and Open Space Fund and Fee; affirming 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.

*Preliminary Recommendation: Approve with Modifications*

SPEAKERS: = Audrey Butkus – Staff report  
 = Lisa Pagan, OEWD – Study overview  
 + Lee Hepner, Aide to Sup. Peskin – Amendment overview  
 + Karen Flood – Union Square  
 + William Rutland – Retail flavor of Union Square  
 + Vicky Brodsky – Support  
 + Opio Dupree – Support, retail on 3<sup>rd</sup> floor  
 + Todd Pearlman – Multi-level retail space  
 + Mark Stefan – Support  
 = Tuija Catalano – CU process for upper floor office use, grandfathering clause for pending applications  
 = Laurie Coleman – Flexibility on 3<sup>rd</sup> floor  
 - Tom Tunny – Retail conversion versus vacancies, flexibility  
 = Chris Kitchen – Westfield Center  
 + Sue Hester – Central subway impact

ACTION: Approved with Modifications, including CU for 3<sup>rd</sup> Fl Office and a grandfathering clause for pending applications

AYES: Fong, Hillis, Johnson, Koppel, Melgar

NAYS: Moore

ABSENT: Richards

RESOLUTION: [20317](#)

9. [2018-010758PCA](#) (A. BUTKUS: (415) 575-9129)  
**FLEXIBLE RETAIL USE – Planning Code Amendment** to create a new Use allowing flexible, multi-use retail; making Flexible Retail principally permitted in Supervisorial District Four; 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.  
*Preliminary Recommendation: Approve with Modifications*

SPEAKERS: = Audrey Butkus – Staff report  
 + Sup. Tang – Amendment overview

ACTION: Approved with Modifications

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

ABSENT: Richards

RESOLUTION: [20318](#)

10a. (P. CHASAN: (415) 575-9065)

[STREET DESIGN ADVISORY TEAM](#) – **Informational Presentation** on the Street Design Advisory Team (SDAT). SDAT is an advisory body that provides a regular forum for City agencies to review and comment on proposed changes to the public right-of-way. SDAT is chaired by the San Francisco Planning Department and composed of members from the San Francisco Fire Department, San Francisco Municipal Transportation Agency, San Francisco Public Works, and the San Francisco Public Utilities Commission.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Neil Hrushowy – Introduction  
 = Paul Chasan – Staff presentation  
 + Noelle Duong, Aide to Sup. Kim  
 + Tom Radulovich – CU versus design review  
 + Brian Haagsman – Walk SF support  
 + Alice Rogers – Support  
 - Speaker – No changes

ACTION: Reviewed and Commented

10b. [2018-008862PCA](#) (P. CHASAN: (415) 575-9065)

[BETTER STREETS PLAN AND CURB CUT RESTRICTIONS](#) – **Planning Code Amendment** introduced by Supervisor Kim amending the Planning Code to add new items to the list of standard required streetscape improvements under the Better Streets Plan; modifying the triggers that would require project sponsors to construct streetscape improvements in the public right-of-way; clarifying the recommended sidewalk width for street types; expanding curb cut restrictions for off-street parking and loading to most zoning districts and certain designated streets, including those on the Citywide Transit Network and any officially adopted Class II Bikeways (bicycle lanes and buffered bike lanes) or Class IV Bikeways (protected bicycle lanes), and requiring a Conditional Use authorization or a Section 309 or 329 exception for new or expanded curb cuts in the applicable area; adding criteria for the Planning Commission to consider when granting a Conditional Use authorization or an exception as part of a Downtown C-3-O(SD) (Downtown, Office (Special Development)) or large project authorization in mixed-use districts for such curb cuts; prohibiting new curb cuts in bus stops and on Folsom Street between Essex and Second Street; eliminating minimum off-street parking requirements for projects subject to the curb cut restrictions or prohibitions; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 302.

*Preliminary Recommendation: Approve with Modifications*

SPEAKERS: Same as item 10a.

ACTION: Approved with Modifications, including a 25,000 sq. ft. minimum and adding the removal of parking minimums citywide.

AYES: Hillis, Johnson, Koppel, Melgar, Moore

ABSENT: Fong, Richards

RESOLUTION: [20319](#)

11. [2015-016243CUA](#) (A. PERRY: (415) 575-9017)  
611 JONES STREET – west side of Jones Street between Post and Geary Streets, Lot 003 in Assessor’s Block 0304 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 253, 317, 249.5(c)(10), and 303 for the demolition of the existing single-family dwelling unit, and the construction of a new 8-story (89’-6” tall) residential building in excess of 50 feet within an RC District, with seven (7) two-bedroom dwelling units, 548 square feet of usable open space provided at the rear yard, no off-street vehicle parking, and seven (7) Class 1 bicycle parking spaces, within a RC-4 (Residential-Commercial, High Density) Zoning District, North of Market Residential Special Use District, and 80-T-130-T 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: = Andrew Perry – Staff report  
 + Mike Pitler – Project presentation  
 ACTION: Approved with Conditions as amended to include the Sponsor continue working with Staff on property line windows; rooftop appurtenances; and the redesign of structural elements to effect the interior.  
 AYES: Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong, Richards  
 MOTION: [20320](#)

12. [2018-000955CUA](#) (S. YOUNG: (415) 558-6346)  
827 IRVING STREET – south side between 9<sup>th</sup> and 10<sup>th</sup> Avenues, Lot 001 in Assessor’s Block 1764 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.4, and 730 to establish a Formula Retail Use within the Inner Sunset Neighborhood Commercial District and 40-X Height and Bulk District. The proposal is to convert a vacant ground floor commercial space with approximately 2,500 square feet of floor area (previously occupied by “Radio Shack”, a Formula Retail Use) to another Formula Retail Use (d.b.a. My Wireless / “AT&T”, a wireless communications retail store). 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  
 + Joel Hudson – Project presentation  
 + Lu Blazeh – Project presentation, signage  
 - Speaker – Influx of formula retail  
 ACTION: Approved with Conditions  
 AYES: Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong, Hillis, Richards  
 MOTION: [20321](#)

## F. 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.

14. [2015-011216DRP](#) (N. KWIATKOWSKA: (415) 575-9185)  
[277 JUDSON AVENUE](#) – south side between Phelan Avenue and Edna Street; Lot 034 in Assessor’s Block 3181 (District 7) – Request for **Discretionary Review** of Building Permit Application No. 2015.08.12.3993, proposing a rear and side expansion of all floor levels including excavation at the basement level, addition of exterior stairs, changes to the front façade, and an interior remodel including the legalization of an unpermitted dwelling unit through the addition of a an accessory dwelling unit at the lower level of the two-story residential structure within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Full Discretionary Review

*Preliminary Recommendation: Take Discretionary Review and Approve with Condition*

SPEAKERS: = Natalia Kwiatkowska – Staff report  
 - Ivan Hudak – DR presentation  
 + Tom Zhang – Project presentation  
 + Renea Jia – Owner comments

ACTION: After hearing and closing PC; continued to 12/13 with direction from the CPC.

AYES: Johnson, Koppel, Melgar, Moore

ABSENT: Fong, Hillis, Richards

15. [2018-002953DRP](#) (D. WINSLOW: (415) 575-9159)  
[253 CHATTANOOGA STREET](#) – between 23rd and 24<sup>th</sup> Streets; Lot 022 in Assessor’s Block 3649 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2018.0505.0404, for construction of a one-story garage at the rear yard of a through-lot fronting Mersey alley 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*

SPEAKERS: = David Winslow – Staff report  
 - Chris Ferrigno – DR presentation  
 + Project sponsor – Project presentation

ACTION: Did NOT take DR and Approved

AYES: Johnson, Koppel, Melgar, Moore

ABSENT: Fong, Hillis, Richards

DRA: [0620](#)

16. [2017-009996DRP](#) (D. WINSLOW: (415) 575-9159)  
[434-436 20<sup>TH</sup> AVENUE](#) – between Geary and Anza; Lot 036 in Assessor’s Block 1525 (District 1) - Request for **Discretionary Review** of Building Permit Application No. 2017.0713.1765, for construction of a one-story vertical addition and an 18’ deep horizontal addition to an existing 3-story two-family house 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: Do Not Take Discretionary Review and Approve*

SPEAKERS: = David Winslow – Staff report  
 - Maria Feinstein – DR presentation  
 - Glen Feinstein – Fear of eviction  
 - Joseph Smooke – Owner move-in eviction  
 - Theresa Flandrick – Displacement of 8 individuals  
 + John Lau – Project presentation  
 + Speaker – Support

ACTION: After hearing and closing PC; continued to 12/13 with direction from the CPC.

AYES: Johnson, Koppel, Melgar, Moore

ABSENT: Fong, Hillis, Richards

ADJOURNMENT – 6:58 PM  
 ADOPTED NOVEMBER 8, 2018