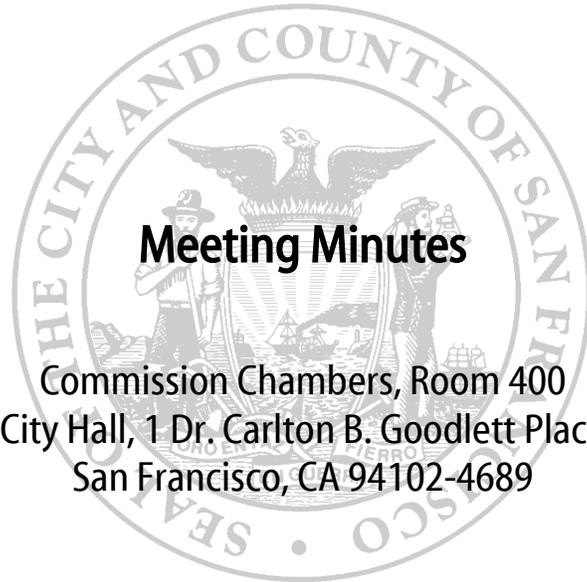


# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, November 15, 2018**  
**1:00 p.m.**  
**Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:05 PM

STAFF IN ATTENDANCE: Aaron Starr, Michael Christensen, Ella Samonsky, Josh Pollack, Kimberly Durandet, David Winslow, Dan Sider – Acting Zoning Administrator, 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. 2014.0948ENX (E. JARDINES: (415) 575-9144)  
344 14<sup>TH</sup> STREET/1463 STEVENSON STREET – north side of 14<sup>th</sup> Street between Stevenson and Woodward Street, Lots 013 and 021 in Assessor's Block 3523 (District 9) - Request for **Large Project Authorization** (LPA) pursuant to Planning Code Section 329, for the Project proposing a lot merger and new construction of a 78-foot tall, 7-story-over-basement residential building (measuring approximately 78,738 gross square feet (gsf)) with ground

floor retail and a 40-foot tall 3-story-over basement SEW and PDR (Production, Distribution and Repair) building (measuring approximately 19,360 gsf). The Project would construct a total of 56 dwelling units, 5,633 square feet of ground floor commercial, and 46 below-grade off-street parking spaces. The project would construct a 22,996 gsf below-grade garage to serve both buildings. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918) and proposes waivers for: 1) rear yard (PC 134), 2) and height (PC 260). Under the LPA, the Project is seeking an exception for vertical non-habitable architectural elements in the Eastern Neighborhoods Mixed Use Districts (PC 263.21). The project site is located within the UMU (Urban Mixed-Use) and PDR-1-G (Production, Distribution, and Repair-1-General) Zoning Districts, and 40-X and 58-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\(h\)](#). (Continued from Regular hearing on October 25, 2018)

*Preliminary Recommendation: Pending*

**(Proposed Continuance to November 29, 2018)**

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

2. 2015-018150CUA (C. MAY: (415) 575-9087)  
137 CLAYTON STREET – west side of Clayton Street, between Grove and Hayes Streets, Lot 006 in Assessor’s Block 1194 (District 5): Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing two-story, single-family dwelling and construct a new four-story, 3-unit residential building 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 September 13, 2018)

**(Proposed Continuance to December 6, 2018)**

**Note: On September 13, 2018, after hearing and closing public comment, continued to November 15, 2018 with direction from the CPC by a vote of +7 -0.**

SPEAKERS: None  
 ACTION: Continued to December 6, 2018  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore

3. 2017-012929DRP (D. WINSLOW: (415) 575-9159)  
830 OLMSTEAD STREET – north side between Colby and Dartmouth Streets; Lot 019 in Assessor’s Block 6130 (District 9) - Request for **Discretionary Review** of Building Permit Application Nos. 2017.0914.8178 for construction of; 1) a 10’ front addition at the bottom floor of the dwelling; 2) a 19’-6” front addition at the first floor; 3) an 11’ rear and 4’ side addition to the existing detached garage; 4) an 8’ wide passage way that connects both structures at the first floor; 5) a new second floor 32’ deep above the dwelling; and 6) a new second floor 29’-6” deep above the garage within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the

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

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*  
**(Proposed Continuance to January 10, 2019)**

SPEAKERS: None  
 ACTION: Continued to January 10, 2019  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore

- 14a. [2017-001270CUA](#) (D. VU: (415) 575-9120)  
3140-3150 16<sup>TH</sup> STREET – north side between Albion and Valencia Streets – Lot 018 in Assessor’s Block 3555 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 for the establishment of an Eating and Drinking Use, for a Non-Residential Use equal to or greater than 3,000 sq. ft. (Planning Code Sections 121.2 and 762), the conversion of existing ground floor Retail Use to Restaurant Use and the establishment of a Nighttime Entertainment Use (Planning Code Section 762), establishment of an Outdoor Activity Area (Planning Code Section 145.2), for upper-story uses of pre-existing structures in Neighborhood Commercial Districts (Planning Code Section 186.2), for the project involving the rehabilitation and adaptive re-use of a former 20,400 sq. ft. two-story Automotive Repair Use to a new Restaurant Use including interior renovations, exterior façade repairs, installation of new storefront systems, and the construction of a 3,735 sq. ft. outdoor rooftop deck, exit stairs, two restrooms, storage room, and two elevator penthouses. The Project site is located within a Valencia Street NCT (Neighborhood Commercial – Transit) 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 October 4, 2018)

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

- 14b. [2017-001270VAR](#) (D. VU: (415) 575-9120)  
3140-3150 16<sup>TH</sup> STREET – north side between Albion and Valencia Streets – Lot 018 in Assessor’s Block 3555 (District 8) – Request for a **Variance** to the rear yard requirement pursuant to Planning Code Section 134, and Off-Street Loading under Planning Code Section 152, , for the project involving the rehabilitation and adaptive re-use of a former 20,400 sq. ft. two-story Automotive Repair Use to a new Restaurant Use including interior renovations, exterior façade repairs, installation of new storefront systems, and the construction of a 3,735 sq. ft. outdoor rooftop deck, exit stairs, two restrooms, storage room, and two elevator penthouses. The Project site is located within a Valencia Street NCT (Neighborhood Commercial – Transit) Zoning District and 55-X Height and Bulk District.  
 (Continued from Regular hearing on October 4, 2018)

SPEAKERS: None  
 ACTION: Acting ZA Continued to November 29, 2018

## 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. [2018-011926CUA](#) (B. HICKS: (415) 575-9054)  
162 WEST PORTAL AVENUE – north side between 14<sup>th</sup> Avenue and Vicente Street; Lot 006 in Assessor's Block 2988A (District 7) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 729 for a change of use from a vacant general retail sales and service use (dba West Portal Quick Clean) to a limited restaurant (dba Juuce). The subject property is located within the West Portal Avenue NCD (Neighborhood Commercial) Zoning District and 26-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore  
 MOTION: [20296](#)

5. [2017-016089CUA](#) (D. WEISSGLASS: (415) 575-9177)  
1200 IRVING STREET – north side of Irving Street between Funston and 14<sup>th</sup> Avenues; Lot 005 of Assessor's Block 1737 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, 703.4, and 730 to legalize a Formula Retail Grocery Store (d.b.a. "Andronico's Community Market") that has been purchased and operated by Safeway Inc. within the Inner Sunset NCD (Neighborhood Commercial District) and 40-X Height and Bulk District. No interior or exterior alterations and no signage alterations are proposed as a part of this project. The project is not defined as a project under CEQA Guidelines Sections 15060(c)(2) and 15378 because it does not result in a physical change in the environment.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore  
 MOTION: [20338](#)

6. [2018-012623CUA](#) (S. ADINA: (415) 575-8722)  
1 JONES STREET – northwest corner of Jones Street and McAllister Street; lot 003 of Assessor's Block 0349 (District 6) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 210.2 and 303 to establish Office use on the basement and first floor of the subject property within a C-3-G (Downtown-General) Zoning District and 80-T-

120-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: None  
 ACTION: Approved with Conditions  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore  
 MOTION: [20339](#)

## C. COMMISSION MATTERS

### 7. [2019 Hearing Schedule](#)

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

### 8. Commission Comments/Questions

#### **Commissioner Richards:**

I have one kind of a lighthearted thing today and I will try to be brief. In the NY Times on a Sunday a few weeks ago when I was off recuperating, I came across this article called "What are they building over there?" and it actually kind of translates into our DR process here. And I think some of the frustrations and the things that we cannot understand, why people get so upset over what seem to be little things. But uh, just a paragraph or two if I can read it, the article is really good. It talked about how people psychologically react to change around them. It says, "When people move into a house or an apartment, and the space around it feels like part of your purchase. The identity of your home is invariably intertwined with characteristics that extend beyond your front door. We often choose where we live not just for the home, but for the look and feel of the block, the neighborhood and the view from the bedroom windows. But the environment around us is not static. Instead, it is subject to the whims of developers, other residents and the city. Each time something changes, it reminds us just how little control we have over the space beyond our lot line." Last paragraph, "Our homes very much reflect our sense of ourselves and our identity," says Susan Clayton. She's the chairwoman of the psychology department at the College of Wooster, whose research focuses on how people think about changes in the environment. "The physical changes that take place surrounding our home, they're almost signaling a lack of respect for our identity." So, that kind of summed up. Sometimes when we see the emotion around what seemed to be little changes, when we have discretionary review cases come before us. So there is a psychological kind of aspect to it.

## D. DEPARTMENT MATTERS

### 9. Director's Announcements

None

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

**Aaron Starr:**

**Land Use Committee**

- Canceled for Veteran's Day

**Full Board**

- [180849](#) General Plan Amendment - Central Waterfront - Dogpatch Public Realm Plan. Sponsor: Cohen. Staff: Abad/Hrushowy. PASSED Second Read
- [180914](#) Planning Code - Modifying Better Streets Plan Requirements and Curb Cut Restrictions. Sponsor: Kim. Staff: Chasan. PASSED Second Read
- [180803](#) Planning Code - Mission Alcoholic Beverage Special Use District and Mission Street Neighborhood Commercial Transit District. Sponsor: Ronen. Staff: D. Sanchez. PASSED Second Read
- [180910](#) Planning Code - Affordable Housing Projects on Undeveloped Lots in Service/Arts/Light Industrial Districts. Sponsor: Kim. Staff: Butkus. PASSED Second Read
- [151258](#) Planning Code - Affordable Housing Requirement and Fee in Divisadero Neighborhood Commercial Transit District. Sponsor: Brown. Staff: Bintliff. PASSED First Read

Next, the Board unanimously passed on first read an ordinance introduced by Supervisor Brown that would establish specific inclusionary housing requirements in the Divisadero Street NCT district. For current pipeline projects – including 650 Divisadero which was approved by the Commission last week – the on-site requirement would be 20% for rental projects or 23% for ownership projects, and the affordability levels would be consistent with the citywide inclusionary program. Future projects in the district would be subject to the on-site requirement for HOME-SF Tier One projects, which is currently 23% for projects that have received no increase in height. The fee and off-site requirement for all projects in the district would be the same as the citywide inclusionary program. Under the Ordinance, the Fillmore NCT district would remain subject to the citywide inclusionary housing requirements.

- [180776](#) Planning Code, Zoning Map - 430-29th Avenue Special Use District. Sponsor: Fewer. Staff: Butkus. Passed First Read
- [180806](#) Planning Code - Temporary Pop-Up Retail, Flexible Retail, and Arts Activities Uses. Sponsors: Tang; Safai, Fewer, Brown and Cohen. Staff: Butkus. Passed First Read
- [180892](#) Planning Code - 1629 Market Street Special Use District. Sponsor: Kim. Staff: Sure. Passed First Read
- [180891](#) Development Agreement Amendment - Strada Brady, LLC - Market and Colton Streets. Sponsor: Kim. Staff: Sucre. PASSED First Read

- [180911](#) Planning Code - Inclusionary Housing Ordinance. Sponsor: Mayor. Staff: Grob. First Read, Item 49

The Board then unanimously approved the Mayor's legislation that would extend the time for grandfathered projects to keep their existing inclusionary requirements. However, before the vote, Supervisor Peskin stated that he had an amendment that he would be introducing at the Second read on November 27. This amendment would apply the fee on State Density Bonus projects to the grandfathered projects. It's not clear if he would be duplicating the file to make the amendment, but this action would require the item to go back to the Planning Commission for your review.

- [180490](#) General Plan Amendments - Central South of Market Area Plan. Sponsor: Planning Commission. Staff: Chen. Passed First Read
- [180185](#) Planning Code, Zoning Map - Central South of Market Special Use District. Sponsors: Mayor; Kim. Staff: Chen. Passed First Read
- [180453](#) Business and Tax Regulations, Planning Codes - Central South of Market Housing Sustainability District. Sponsors: Mayor; Kim. Staff: Chen. Passed First Read
- [180184](#) Administrative, Planning Codes - Central South of Market Area Plan. Sponsors: Mayor; Kim. Staff: Chen. Passed First Read
- [180612](#) Administrative Code - San Francisco Special Tax Financing Law - Central SoMa. Sponsors: Mayor; Kim. Staff: Chen. Passed First Read
- [180993](#) Hearing - Appeal of Final Environmental Impact Report Certification - Proposed Project at 450-474 O'Farrell Street and 532 Jones Street. Staff: Fordham, Zushi. Withdrawn
- [180997](#) Hearing - Appeal of Conditional Use Authorization - Proposed Project at 450-474 O'Farrell Street and 532 Jones Street. Staff: Boudreaux, Starr. Withdrawn
- [180836](#) Hearing - Appeal of Determination of Exemption From Environmental Review - Washington Square Water Conservation Project. Staff:

Finally, the Board considered the appeal of the Categorical Exemption for the Washington Square Water Conservation Project. This project includes the installation of a new weather sensing irrigation system, a new sub-drain infrastructure to reduce saturated soil conditions, pathway repaving and ADA improvements, the removal and replacement of 11 trees, and maintenance on existing benches.

The appellant's substantive issues contend the project violated the landmark designation of the park, and construction impacts from park closure, including traffic, parking, air quality, and noise would negatively affect businesses. The appellant's procedural issues relate to whether the department did adequate noticing, correctly determined the timeliness of the appeal, and interference with the appellant's ability to appeal the certificate of appropriateness.

The Planning Commission did not hear this project; however, the HPC approved the project's certificate of appropriateness in May 2018.

Members of the public who spoke in favor of upholding the appeal spoke about the project's impact on residents and businesses due to the construction. Commenters also claimed there was no public outreach, that the project was improperly noticed, and advocated for a more moderate approach that would reduce the time the park is closed. Public comment to deny the appeal spoke in support of the project due to the benefit of conserving water and the long-term benefit for businesses and residents by restoring the park. Commenters also said that Rec and Park worked with the community on the project and conducted extensive public outreach.

After public comment, the Supervisors did not ask any questions on the project, and instead affirmed the categorical exemption determination, denying the appeal on a 10-0 vote with Supervisor Peskin excused.

### Follow-Up

Also last week Commissioner Richards asked for an update on the 901 16th Street appeal. Currently, the city is still waiting to get a date for our oral argument on 901 16th St. It can take years to get an oral argument date, but in this case expedited processing was requested, so we don't anticipate it taking that long. Once we do an oral argument date, we should get an opinion in around 90 days.

## E. GENERAL PUBLIC COMMENT

SPEAKERS: Mark White – Dogpatch, Community Center  
JR Eppler – Potrero Police station  
Katherine Doumani – Potrero Community Center  
Greg – 1979 Mission  
Steve -1979 Mission

## 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.

11a. (M. CHRISTENSEN: (415) 575-8742)

[ADULT USE CANNABIS IMPLEMENTATION](#) – **Informational Presentation** on the City's implementation of adult-use cannabis including current processing procedures at the Office of Cannabis and the Planning Department for new and existing Medical Cannabis Dispensaries, Cannabis Retail establishments, and non-storefront uses.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Michael Christensen – Staff report  
+ Nicole Elliott – Implementation program  
- Ben Bleiman – Public nuisances, selection process  
- Tess Welbourne – Selection process

- Thomas Fecker – 600 foot rule
- Ellen Lee Jau – Illegal activity
- Rob Yost – 600' buffer rule
- + Speaker – Support
- Kristen Evans – Selection process
- + Martin Olive – Support
- Winnie Fong – Children, quality of life
- Susan Camille – Propensity of dispensaries
- Speaker – Opposition to 600' radius restriction, grandfathering
- Michael Musla – Equity vs. timestamp
- David Musla – Equity vs. timestamp
- Kevin O'Connor - Equity vs. timestamp
- Dominic - Equity vs. timestamp
- Roger Gershman - Equity vs. timestamp
- Jason Everett - Equity vs. timestamp
- Ricarry Donaldson – 600' radius, timestamp
- Katrina – Consider all application simultaneously
- Alex Kino –
- Speaker – No
- Quinton Platt – Equity
- + Speaker – Support
- Guy Carson – Selection process
- Speaker – Illegal
- Speaker – No
- Speaker – No
- Duncan Lai – Selection process
- Theresa Ducai – Opposition
- Wendy Wong – Illegal drugs
- Jeremy Paul – Simultaneous review
- Speaker – 600' rule amendment

ACTION: None - Informational

- 11b. [2018-008367PCA](#) (M. CHRISTENSEN: (415) 575-8742)  
**CANNABIS GRANDFATHERING UPDATE – Planning Code Amendment** to allow Medical Cannabis Dispensaries (MCDs) with approvals from the Planning Department for a Medical Cannabis Dispensary Use as of January 5, 2018 to apply to convert to Cannabis Retail Uses under the same conditions as MCDs that held valid final permits from DPH as of January 5, 2018; exempting all such converted Cannabis Retail Uses from otherwise applicable Conditional Use Authorization requirements; clarifying that such Cannabis Retail Uses are not exempted from any minimum radius that is required by a State licensing authority for distance between a Cannabis Retailer and an existing School, day care center or youth center; allowing Equity Program or Equity Incubator Applicants who have MCD applications pending at the Planning Department to apply to convert to Cannabis Retail Uses; exempting such Cannabis Retail Uses from the minimum radius requirements between those establishments and existing Cannabis Retailers and Medical Cannabis Retailers; 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 public necessity, convenience, and welfare findings under Planning Code, Section 302.

*Preliminary Recommendation: Approve with Modifications*

SPEAKERS: Same as 11a.  
 ACTION: Approved with Modifications  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar  
 NAYS: Richards  
 ABSENT: Moore  
 RESOLUTION: [20340](#)

12. [2004.1031CRV](#) (E. SAMONSKY: (415) 575-9112)  
601 CRESCENT WAY – northeast corner of Executive Park Blvd. and Crescent Way; Lot 240 of Assessor's Block 4991 (District 10) – **Informational Presentation** on architectural revisions to the Building Permit Application (BPA) No. 2004.0114.4041 to construct two residential buildings: a 16-story, 160-foot tall building and an 8-story, 80-foot tall building (collectively measuring approximately 833,526 gross square feet) on a vacant lot. The buildings would contain a total of 465 dwelling units, a 2,175-square-foot community meeting facility, approximately 52,000 square feet of common open space and 24,000 square feet of private open space, 582 on-site vehicle parking spaces and 288 bicycle parking spaces. The Building Permit Application implements the St. Francis Bay III Planned Unit Development, which was approved by the Planning Commission on March 1, 2007 (Motion No. 17386). The project site is located in a C-2 (Community- Business) Use District and 60-X, 80-X, and 165-I Height and Bulk Districts.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Ella Samonsky – Staff presentation  
 + Speaker – Sponsor presentation  
 = Speaker – Safety, security  
 = Woodrey Wadra – Seismic safety  
 = Corey Smith – More housing  
 = Trevor Clark - Security  
 ACTION: None - Informational

13. [2016-007303ENV](#) (J. POLLAK: (415) 575-8766)  
5 THIRD STREET (HEARST BUILDING) – southeast corner of Market and Third streets at the Hearst Building; Lot 057 of Assessor's Block 3707 (District 4) – **Appeal of Preliminary Mitigated Negative Declaration** for conversion of the existing 131,650-gross-square-foot, 13-story, 187-foot-tall Hearst Building from office use to a mixed-use hotel with ground-level retail, new event space and rooftop bar and patio. The new mixed-use building would result in an approximately 131,500 gross square foot building with up to 170 hotel rooms, 5,920 square feet of office space, and 11,393 square feet of retail space, including 422 square feet of general retail and 4,005 square feet of restaurant/bar uses. No off-street parking would be provided. The project proposes to reconfigure the curb on Stevenson Street to provide a 60-foot-long passenger loading zone. The project site is located in a C-3-O (Downtown Office) Use District and 120-X Height and Bulk District.

*Preliminary Recommendation: Adopt Findings*

(Continued from Regular hearing on October 11, 2018)

SPEAKERS: = Josh Pollack – Staff report  
 + Susan Brandt-Hawley – Support of continuance

= Speaker – Request for presentation of 2<sup>nd</sup> appeal  
 ACTION: Without hearing; Continued to December 13, 2018  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore

15. [2017-015110CUA](#) (K. DURANDET: (415) 575-6816)  
1043 ALABAMA STREET – east side between 22<sup>nd</sup> and 23<sup>rd</sup> Streets; Lot 027 in Assessor's Block 4149 (District 8). – Request for **Conditional Use Authorization** to remove an unauthorized dwelling unit from the ground floor basement/garage level of an existing two-family, three-story residential building. No exterior alterations are proposed. The building would retain the two existing legal dwelling units. The property is located in a RH-2 Zoning and 40-X Height and Bulk Districts and the limited scope of work proposed is not a project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Kimberly Durandet – Staff report  
 + Gloria Lopez – Project presentation  
 ACTION: Approved with Conditions  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore  
 MOTION: [20341](#)

## 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.

16. [2015-009733DRP](#) (D. WINSLOW: (415) 575-9159)  
1026 CLAYTON STREET – east side between Ashbury Street and Parnassus Avenue; Lot 043 in Assessor's Block 1269 (District 5) - Request for **Discretionary Review** of Building Permit Application Nos. 2015.0716.1729 for documentation of existing conditions of permitted work done in 2007 for access stairs to a roof deck on top of a 1-story garage within the required rear yard 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  
 - Mark Chernev – DR requestor presentation  
 + Speaker – Project presentation  
 ACTION: No DR, Approved as Proposed  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore  
 DRA: [0627](#)

ADJOURNMENT – 4:29 PM  
ADOPTED NOVEMBER 29, 2018