

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, January 10, 2019
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:11 PM

STAFF IN ATTENDANCE: Gabriela Pantoja, Maia Small, Matt Dito, 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.

- 1a. 2018-007259CUA (J. HORN: (415) 575-6925)
88 MUSEUM WAY – southwest side of Museum Way; lot 0097 of Assessor's Block 2620 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 249.77 and 303(c), to construct a two-story detached garage structure and accessory space located on the "rear" property line of a through lot, resulting in a rear yard that is less than 45% of entire lot. The structure would be located on Museum Way and the

property is currently developed with a two-unit building that front on States Street. 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. 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 January 31, 2019)

SPEAKERS: None
 ACTION: Continued to January 31, 2019
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson

- 1b. 2018-007259VAR (J. HORN: (415) 575-6925)
88 MUSEUM WAY – southwest side of Museum Way; lot 0097 of Assessor’s Block 2620 (District 8) – Request for a **Variance** from the Planning Code for rear yard setback requirements, pursuant to Planning Code Section 134. 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.
(Proposed Continuance to January 31, 2019)

SPEAKERS: None
 ACTION: Acting ZA Continued to January 31, 2019

- 2a. 2017-001270CUA (R. SUCRE: (415) 575-9108)
3140-3150 16TH STREET – 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, Planning Code Sections 121.2 and 762 for a Non-Residential Use equal to or greater than 3,000 sq. ft., Planning Code Section 762 for the conversion of existing ground floor Retail Use to Restaurant Use and the establishment of a Nighttime Entertainment Use, Planning Code Section 145.2 for the establishment of an Outdoor Activity Area, and Planning Code Section 186.2 for the upper-story uses of pre-existing structures in Neighborhood Commercial Districts, 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 with Nighttime Entertainment Use including interior renovations, installation of new storefront systems, and the construction of a 3,735 sq. ft. rooftop deck, exit stairs, two restrooms, storage room, and two elevator penthouses for a new Outdoor Activity Area. The Project site is located within the 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 November 29, 2018)
(Proposed Continuance to February 14, 2019)

SPEAKERS: None
 ACTION: Continued to February 14, 2019
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards

ABSENT: Johnson

- 2b. 2017-001270VAR (R. SUCRE: (415) 575-9108)
3140-3150 16TH STREET – 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, 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 the Valencia Street NCT (Neighborhood Commercial – Transit) Zoning District and 55-X Height and Bulk District.
 (Continued from Regular hearing on November 29, 2018)
(Proposed Continuance to February 14, 2019)

SPEAKERS: None

ACTION: Acting ZA Continued to February 14, 2019

3. 2014.0948ENX (E. JARDINES: (415) 575-9144)
344 14TH STREET/1463 STEVENSON STREET – north side of 14th 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 December 6, 2018)
(Proposed Continuance to February 14, 2019)

SPEAKERS: None

ACTION: Continued to February 14, 2019

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

ABSENT: Johnson

4. 2015-009163CUA (A. PERRY: (415) 575-9017)
77 GEARY STREET– southeast corner of Geary Street and Grant Avenue; Lot 008 in Assessor's Block 0312 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 210.2 to establish a Non-Retail Sales and Service general

office use with approximately 24,159 square feet of total space at the second and third floors of the existing building. This application seeks to abate Planning Enforcement Case No. 2015-009163ENF for unauthorized office use in the subject space. The space is currently occupied for office use by a software company (d.b.a. MuleSoft) and by an existing ground floor retailer in the building (d.b.a. Nespresso). The project is located within a C-3-R (Downtown – Retail) District, Downtown Plan Area, and 80-130-F 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).

(Continued from Regular hearing on October 25, 2018)

(Proposed for Indefinite Continuance)

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

5. 2015-008351DRP-06 (D. WINSLOW: (415) 575-9159)
380 HOLLADAY AVENUE – between Holladay and Brewster; Lots 001, 004, 005, and 006 in Assessor’s Block 5577 (District 9) – Request for **Discretionary Review** of Building Permit Application Nos. 2017.02.27.0142; 2015.06.22.9589; 2015.06.22.9593; and 2015.06.22.9594 for construction of four single family houses 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).
 (Continued from Regular hearing on November 8, 2018)

WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

- 5a. 2018-007888CWP (D. WINSLOW: (415) 575-9159)
POLK / PACIFIC SPECIAL AREA DESIGN GUIDELINES – Adoption of an ordinance to **amend the Planning Code** Sections 723 & 726 to reference the Polk Street and Pacific Avenue Neighborhood Commercial Design Guidelines; affirming the Planning Department’s determination under the California Environmental Quality Act; and making 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. The Planning Commission will also consider adoption of the Polk/Pacific Special Area Design Guidelines at the same time the Ordinance is considered.

Preliminary Recommendation: Adopt

(Proposed Continuance to January 17, 2019)

SPEAKERS: None
 ACTION: Continued to January 17, 2019
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson

16. [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

(Continued from Regular hearing on November 15, 2018)

SPEAKERS: None
 ACTION: Continued to February 21, 2019
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson

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. [2018-012050CUA](#) (M. CHANDLER (415) 575-9048)
927 IRVING STREET – south side between 10th and 11th Avenues; Lot 040 in Assessor’s Block 1765 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 730 to establish a 3,325 square foot Health Service Use (dba Henry Ohlhoff Outpatient) at a ground floor tenant space within the Inner Sunset Neighborhood Commercial Zoning District and 40-X Height and Bulk District. No interior or exterior modifications are proposed under this request. This project was reviewed under the Community Business Priority Processing Program (CB3P). No exterior or interior modifications are to be made under this permit. 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, Melgar, Moore, Richards
 ABSENT: Johnson
 MOTION: [20364](#)

C. COMMISSION MATTERS

8. Consideration of Adoption:
- [Draft Minutes for December 13, 2018](#)
 - [Draft Minutes for December 20, 2018](#)

SPEAKERS: Sue Hestor – Inaccuracy in December 20, 2018 minutes
ACTION: Adopted
AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
ABSENT: Johnson

9. Commission Comments/Questions

Commissioner Moore:

I looked at the advanced calendar and I was very pleased to see that we are having a joint meeting with Historic Preservation in a few weeks. I would like to ask that for the New Year, we also schedule a follow-up meeting with DBI, which we had said we would do. And we also would schedule a meeting with Rec and Park, just to re-establish common ground, meet new commissioners if there are new ones etc., etc. I think it is a good practice at the beginning of the year and I ask that we do that expediently in the first quarter.

President Hillis:

Okay. And I think too, we got that demolition ordinance coming up, that Supervisor Peskin...there's probably -- I don't know if there is time within that to meet with DBI but it would be good because -- to some of the issues we had with them were surrounding that.

John Rahaim, Planning Director:

Yeah. I think we have an informational hearing scheduled on the demolition ordinance. I think at the end of this month. I'm not sure we could get a Commission -- a joint hearing scheduled by then but we can try to get one scheduled before you take action on that ordinance.

President Hillis:

Okay.

Commissioner Richards:

I agree with Commissioner Moore. I would like that. I just wanted to comment. Commissioner Hyland is a friend of mine. We live very close together, by each other. We actually put a list together of topics that we suggest that the joint commission hearing have. I'll type that up and send that to you. We did that over the break. Just one item today - I got a card in the mail from the California Preservation Foundation, which I've got all the time, but there was an event happening which I'm going to leave early for on the 24th. And it is about Historic Places and Well- Being. And I thought, they're tying health issues to loss of historic buildings? And actually, even the panel is being facilitated by Dr. Raymond Neutra, will look at the real impacts and the loss of historic places can have on health and well-being of near-by residents. And Mr. Neutra is a medical doctor, former Chief of the Division of Environmental Occupational Disease Control of the State of California Department of Public Health. So, interesting topic, I'm going to go to it and will report back on that. I've never, ever thought there would be a connection between health and historic preservation. It was just too far out to even imagine but somebody's bringing it up.

D. DEPARTMENT MATTERS

10. Director's Announcements

John Rahaim, Planning Director:

Thank you. Commissioners, no new announcements except to say happy New Year, and I think I was incorrect in my, the informational hearing I mentioned. I think, is February 21st not in January. We'll try to see if we can get a hearing for the DBI Commission before you have to act on that ordinance.

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

Aaron Starr:**Land Use Committee**

- 181046 Planning Code - HOME-SF Project Authorization. Sponsors: Tang; Safai. Staff: Ikezoe.

First on the land use agenda was the ordinance, sponsored by Supervisors Tang and Safai to revise the HOME SF program. This ordinance amended the approval process for HOME SF projects and the fee schedule. Commissioners you hear this item on December 6, 2018 and voted to approve with modifications. Those modifications included:

1. To combine the excess parking conditional use findings into the HOME-SF approval process for projects seeking parking in excess to what is principally permitted.
2. And to allow the Tiered Home SF program to remain until a replacement is adopted by the Board.

Both amendments were included in the ordinance.

At the hearing Supervisor Peskin was sitting in for Supervisor Safai. Supervisors Kim and Tang were both present for their very last Board hearing. Supervisor Kim questioned whether or not we should be making it easier to allow these projects to seek additional parking, given that we had just removed minimum parking standards, and Supervisor Peskin asked that a definition be added to the code to define development application.

Tang agreed to add the definition to the code, but kept the parking provision. The committee then voted to forward the item to the full board with a positive recommendation.

- 181061 Planning Code - Conversion of Medical Cannabis Dispensary Uses to Cannabis Retail Uses. Sponsor: Office of Cannabis. Staff: Christensen.

Next on the agenda was the Office of Cannabis's proposed amendments to Planning Code Section 190. This ordinance would basically allow several long pending Cannabis Retail applications to move forward. Commissioners you heard this item on November 15, 2018 and voted to recommend approval with modifications. Those modifications clarified what type of projects were grandfathered and also required pending applications exempt from the 600-foot rule to go through the CU process. The ordinance was amended to include both amendments.

At the hearing several MCD and Cannabis Retail applicants spoke in favor of the ordinance while neighbors of one proposed MCD spoke in opposition.

Vice Chair Kim moved that this Ordinance be AMENDED, by striking language regarding the State licensing authority. The language was not substantive since it only referenced existing state law, but made some cannabis applicant uncomfortable.

The item was then forwarded to the Full Board as amended with a positive recommendation.

- 180916 Planning, Administrative Codes - Zoning Controls and Fees in the C-3-R (Downtown Retail) District. Sponsor: Peskin. Staff: Butkus. Item 3

Finally the Land Use Committee heard Supervisor Peskin's ordinance that would amend the retail controls in the Union Square area. Commissioners, you heard this item on October 18 and voted to recommend approval with modifications. The most significant modifications you proposed was to allow non-retail on the third floor, which the current draft of the ordinance prohibited.

At the land use hearing several speakers from the Union Square area spoke in favor of allowing non retail uses on the third floor. Supervisor Peskin did propose amendments that would allow this with CU authorization, which also included findings for the CU. Supervisor Peskin also proposed increase the fee amount a few dollars per square foot. As such the amended ordinance needs to come back to this commission for its review and comment.

Supervisor Peskin did split the file so that the changes not needing additional Commission review could move forward. The item was then continued to next week's Land Use hearing so that the proposed modifications to the unduplicated file could be drafted. The duplicated file was amended and was re-referred back to the Planning Commission.

Full Board

- Supervisor Norman Yee was elected Board President.

Introductions

- Finally, Supervisor Peskin introduced an ordinance this week that would amend the Planning Code's demolition rules and require a CU for any residential addition that increases the floor area by more than 10%. Staff received its first copy of this ordinance on Tuesday and is in the process of analyzing the proposed changes.

Jonas P. Ionin, Commission Secretary:

Commissioners, the Board of Appeals did meet last night and considered two items that may be of interest to the Commission. The Board heard an appeal of the building permit for an addition to 521 Los Palmas Drive. Last July the Planning Commission heard this item as a DR Request from the adjacent property owner. At that hearing, Commission unanimously approved the project as proposed. The permit was appealed by a different neighbor to the rear, who raised concerns about construction impacts and privacy. The Board of Appeals unanimously denied the appeal, noting that the project complied with the Planning Code and Residential Design guidelines. The Board also heard an appeal of the Building Permit Application for an addition to 1889 through 1891 Green Street. Last March, you heard this item as a DR request from the adjacent property owner, with concerns that the project would block two property line windows in their dining room and kitchen. At that hearing, the Commission took DR to make a minor change to the interior layout to reinforce the separation of units. The permit was appealed by the same party as the DR request. The Board noted that the appellant's property was a corner lot which afforded units in the building's substantial light and air. The Board also noted that the appellant undertook a significant interior remodel, which included relocating one dwelling unit to the basement after being made aware of the subject project, and had the ability to design their project in a way to address any light and air concerns. While the Board supported the project, they did grant the appeal and imposed a condition that an outdoor movie screen be removed from a roof deck at the front of the property. The movie screen was located behind a parapet on the front of the building. So, irrelevant to the appellant's request.

The Historic Preservation Commission did not meet yesterday.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Demo calculation adjustment
 Jennifer Fieber – DR process
 Anastasia Yovanopolous – ADU's, elimination of common areas
 Ozzie Rohm – Protect, Preserve, Produce
 Paul Webber – ZA rejection of DR for 1295 47th Avenue
 Theresa Flandrick - ZA rejection of DR for 1295 47th Avenue
 Speaker - ZA rejection of DR for 1295 47th Avenue
 Sue Hestor – Recommendations related to ZA and DRs

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.

6. [2016-007467CUA](#) (B. HICKS (415) 575-9054)
360 WEST PORTAL AVENUE SUITE A – north side between 14th and 15th Avenues; Lot 009 in Assessor's Block 2483 (District 14) – Request for **Conditional Use Authorization**, pursuant to

Planning Code Sections 303 and 729.53 to legalize an existing use as a Retail Professional Service (d.b.a. West Portal Financial Group, LLC), 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: = Gabriela Pantoja – Staff report
 + Stefano Costallano – Project presentation
 ACTION: After being pulled off of Consent; Approved with Conditions
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 MOTION: [20365](#)

12. [2018-017238CWP](#) (M. SMALL: (415) 575-9160)
TALL BUILDINGS SAFETY STRATEGY – The Tall Buildings Safety Strategy on behalf of the Office of Resilience and Capital Planning (ORCP) is an **Informational Presentation** to the Planning Commission for its consideration and in support of further public discourse. In 2017, the City and County of San Francisco contracted with the Applied Technology Council (ATC) – a non-profit providing engineering resources and applications for hazard mitigation – to study the potential impact of earthquakes on San Francisco’s tall buildings. The Tall Buildings Safety Strategy documents a summary of study recommendations. Planning staffs are not currently developing or proposing any programs or recommendations in response to the report.

Preliminary Recommendation: None – Informational

SPEAKERS: = Maia Small – Staff introduction
 = Heather Green (Dir. Of Capitol Planning) – Informational presentation
 = Ayse Hortacsu - Tall buildings inventory
 = David Bonowitz – Recommendations
 + Sue Hestor – Good start, implications to high rise housing
 Anastasia Yovanapolous – Extended to lower residential buildings
 ACTION: None – Informational

13. [2017-007943CUA](#) (G. PANTOJA: (415) 575-8747)
3848 24TH STREET – between Vicksburg and Noe Streets, Lot 022 in Assessor’s Block 3651 (District 7) – Request a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 728 for the legalization of an existing real estate brokerage (d.b.a. The Agency) at the ground floor of an existing three-story mixed-use building located within the 24th Street- Noe Valley Neighborhood Commercial (NCD) 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
 (Continued from Regular hearing on November 29, 2018)
Note: On November 29, 2018, after hearing and closing public comment, continued to January 10, 2019 by a vote of +4 -2 (Koppel and Melgar against; Richards absent).

SPEAKERS: = Gabriela Pantoja – Staff report

- + Rachel Swann – Project presentation
- + Henry Karvilowicz – Community organizer
- + Edward Lee – Support
- + Lisa Bose – Integral part of local artist and small businesses
- + Michelle Long – 24th St. corridor
- + Kristen Gianaras – Support, negative impacts to the loss of the agency
- Chris Foust – Walkable street
- Speaker – Other solutions
- David Manuel – Denial will not adversely affect the retail vitality in the valley
- Speaker – Permitting process
- Speaker – Real estate office proliferation
- Speaker - Real estate office proliferation
- + Ozzie Rohm – Empty storefronts
- + Speaker – Support
- + Speaker – Support
- + Debra Niemann – Support
- Rick Wrench – Opposition
- + Anastasia Yovonapolous – Support
- + Gina Blabcarte – Support
- + Speaker – Support
- + Jenae Dykes – Support

ACTION: Approved with Conditions
 AYES: Fong, Hillis, Koppel, Melgar, Moore
 RECUSED: Richards
 ABSENT: Johnson
 MOTION: [20366](#)

14. [2018-009178CUA](#) (M. DITO: (415) 575-9164)
2909 WEBSTER STREET – west side of Webster Street between Union and Filbert Streets; Lot 036 in Assessor’s Block 0533 (District 2). The proposal is for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 725 to establish a Formula Retail Instructional Services use (CorePower Yoga) at the ground floor of the subject property, which is located within the Union Street Neighborhood Commercial District (NCD), 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: = Matt Dito – Staff report
 + Stephanie Rubenstein – Project presentation
 + Alexander Yuen – Support
 + David Blattis – Support

ACTION: Approved with Conditions
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 MOTION: [20367](#)

15. [2018-001936CUA](#) (M. DITO: (415) 575-9164)
799 VAN NESS AVENUE – west side of Van Ness Avenue between Larch and Eddy Streets; Lot 001 in Assessor’s Block 0743 (District 5). The proposal is for **Conditional Use Authorization** pursuant to Planning Code Sections 178, 209.3, and 303, to establish a Gym (Retail Sales and Service) use exceeding 6,000 square feet, and for a retail use located on the second floor. No expansion of the existing three-story, approximately 40,000 square foot building is proposed. The subject property is located within a RC-4 Zoning 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

SPEAKERS: = Matt Dito – Staff report
 + Amy Lee – Project presentation
 + Sebastian Shut – Project presentation
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 MOTION: [20368](#)

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. [2018-001609DRP](#) (D. WINSLOW: (415) 575-9159)
144 PERALTA AVENUE – north side of Peralta Avenue between York and Florida Streets; Lot 012 in Assessor’s Block 5514 (District 9) – Request for **Discretionary Review** of Building Permit Application No. 2018.0112.8597, proposing a rear addition to an existing single-family home on a lot developed with two separate single-family homes, within a RH-2 (Residential, House, Two-Family) Zoning District, the Bernal Heights 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: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff report
 - Julie Kelner – DR presentation
 - Annabelle Ball – Neighborhood design review
 +Gregory Smith – Project presentation
 ACTION: No DR, Approved as Proposed
 AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 DRA: [636](#)

ADJOURNMENT 4:04 PM

ADOPTED JANUARY 24, 2019