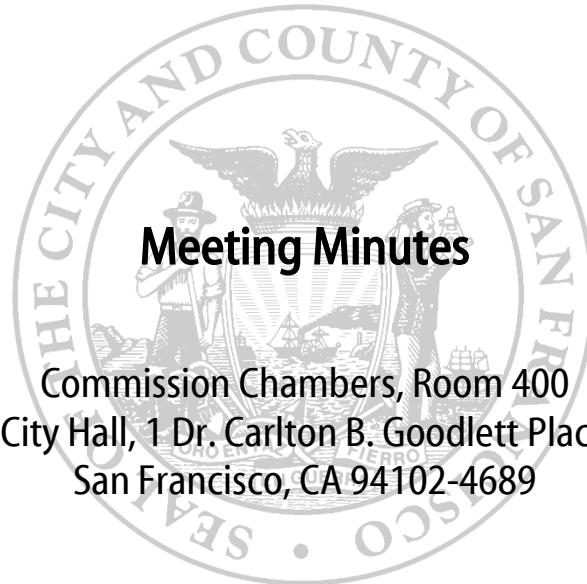


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, January 31, 2019
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY COMMISSION SECRETARY, JONAS P. IONIN AT 1:07 PM

STAFF IN ATTENDANCE: Aaron Starr, Jacob Bintliff, Miriam Chion, Jeff Horn, Laura Ajello, Stephanie Cisneros, Tim Frye – Preservation Officer, 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.

***Election of Chair:**

SPEAKERS: None
ACTION: Elected Commissioner Hillis - Chair
AYES: Hillis, Johnson, Moore, Richards
ABSENT: Fong, Koppel, Melgar

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. 2017-009635CUA (V. FLORES: (415) 575-9173)
432 CORTLAND AVENUE – between Bennington and Andover Streets; Lot 030 of Assessor’s Block 5678 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#) and [317](#) to allow demolition of an existing 2,376 square foot mixed-use building containing a residential unit and new construction of a three-story-over-basement 6,419 square foot mixed-use building with three residential units and one ground commercial unit (measuring approximately 1,284 square feet) in a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on December 20, 2018)
(Proposed Continuance to February 21, 2019)

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

2. 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 December 20, 2018)
(Proposed Continuance to March 7, 2019)

SPEAKERS: None
 ACTION: Continued to March 7, 2019
 AYES: Hillis, Johnson, Moore, Richards
 ABSENT: Fong, Koppel, Melgar

3. 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: Disapprove

(Continued from Regular hearing on December 6, 2018)

(Proposed Continuance to March 7, 2019)

SPEAKERS: None
 ACTION: Continued to March 7, 2019
 AYES: Hillis, Johnson, Moore, Richards
 ABSENT: Fong, Koppel, Melgar

4. 2018-016494PCA (L. CHEN: (415) 575-9124)
CENTRAL SOMA "COMMUNITY GOOD JOBS EMPLOYMENT PLAN" – Resolution urging: 1) that developers within the Central South of Market Area Plan ("Central SOMA Plan") submit a "Community Good Jobs Employment Plan" prior to project approval by the Planning Commission; 2) that within 60 days after the development receives its first Certificate of Occupancy, the developer or project employer(s) should provide a report to the Office of the District 6 Supervisor and the Office of Economic and Workforce Development ("OEWD") detailing the steps that the developer or project employer(s) took to implement the Plan; and 3) that OEWD to produce an analysis of the report compared to the initial plan, and submit to the District 6 Supervisor within 60 days of receiving the report from the developer or project employer(s).
(Proposed for Indefinite Continuance)

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

5. 2017-010630DRP (D. WINSLOW: (415) 575-9159)
1621 DIAMOND STREET – between 28th & Valley; Lot 029 in Assessor's Block 6611 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2017.0810.4463 for a one-story vertical addition and a three-story rear horizontal addition, including alterations to the front façade 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
(Continued from Regular hearing on December 20, 2018)

WITHDRAWN

SPEAKERS: None
ACTION: Withdrawn

16. [2018-012330CUA](#) (M. CHANDLER: (415) 575-9048)
[447 BROADWAY](#) – south side between Rowland Street and Nottingham Place; Lot 026 of Assessor’s Block 0163 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 714, to establish a 4,000 square foot General Entertainment Use (dba Escape SF) at the ground floor of an existing vacant space most recently used for private parking within a Broadway NCD (Neighborhood Commercial District) Zoning District and 65-A-1 Height and Bulk District. 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
(Continued from Regular hearing on January 17, 2019)

SPEAKERS: None
ACTION: Continued to March 7, 2019
AYES: Hillis, Johnson, Moore, Richards
ABSENT: Fong, Koppel, Melgar

17. [2018-002409DRP](#) (D. WINSLOW: (415) 575-9159)
[1973 BROADWAY](#) – between Laguna and Octavia Streets; Lot 015 in Assessor’s Block 0578 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2018.0606.1104 to properly document the scope of work already underway that exceeds Building Permit Application 2015.0415.3728 in a RH-1 (D) (Residential-House, Single Family- Detached) 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 December 6, 2018)

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

6. [2018-012850CND](#) (K. WILBORN: (415) 575-9114)
 3132-3140 SCOTT STREET – east side of Scott Street between Lombard and Greenwich Streets; Lot 018 in Assessor’s Block 0512 (District 2) – Request for **Condominium Conversion Subdivision** to convert a three-story, five-unit building into residential condominiums within a RM-2 (Residential-Mixed, Moderate Density 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
- SPEAKERS: None
 ACTION: Approved
 AYES: Hillis, Johnson, Moore, Richards
 ABSENT: Fong, Koppel, Melgar
 MOTION: [20376](#)

7. [2018-009587CUA](#) (L. AJELLO: (415) 575-9142)
 3535 CALIFORNIA STREET – south side of California between Spruce and Locust Streets; Lot 004 in Assessor’s Block 1035 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 713 to establish a Formula Retail Use within a NC-S (Neighborhood Commercial Shopping Center) District and 40-X Height and Bulk District. The proposal is to convert a vacant ground floor commercial space with approximately 2,358 square feet of floor area (occupied by “Peninsula Beauty”, a Formula Retail Use) to another Formula Retail Use (d.b.a. Bluemercury, retail store specializing in cosmetic sales with personal services) within the Laurel Village Shopping Center. 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, Moore, Richards
 ABSENT: Fong, Koppel, Melgar
 MOTION: [20377](#)

C. COMMISSION MATTERS

8. Consideration of Adoption:
- [Draft Minutes for January 17, 2019](#)
- SPEAKERS: None
 ACTION: Adopted
 AYES: Hillis, Johnson, Moore, Richards
 ABSENT: Fong, Koppel, Melgar

9. Commission Comments/Questions

Commissioner Richards:

I wish Ms. Rogers were back in the room because I wanted her to hear this. I don’t know if anybody saw this list that came out last night on CityLab. It’s a Urban Planning website

blog and there's a Chicago doctoral student, this article by Richard Florida and it says - A new study of zoning changes in Chicago, this is empirical evidence, finds that they lead to higher not lower local home prices while there's no discernable impact on local housing supply. A growing chorus of market urbanists and YIMBYs make the case: Restrict supply, and demand and therefore prices go up. So, it follows, liberalizing codes to make it easier to build and to permit taller, denser structures will increase supply and cause prices to fall, which will then make housing (and expensive cities) more affordable." It goes on further and say, "Yonah Freemark, a doctoral student in urban planning at MIT, has analyzed the effects of upzonings in Chicago neighborhoods. He takes the form of a natural experiment (the "gold standard" of social-science research project) by comparing an initial set of zoning reforms, undertaken in 2013 to encourage development around transit stops," sound familiar? - "with a more aggressive set of reforms from 2015, which expanded the upzoned areas and increased incentives for taller, denser development." Bear with me. "First, he finds no effect from zoning changes on housing supply that is, on the construction of newly permitted units over five years. As he acknowledges, the process of adding supply is arduous and may take longer than five years to register." We had a housing inventory last week or the week before talking about the pipeline to 70,000 units who have yet to be constructed. Which I think 58,000 we've already entitled. Some of them as long as 10 years ago. "Second, instead of falling prices, as the conventional wisdom predicts, the study finds the opposite. Housing prices rose on the parcels and in projects that were upzoned, notably those where building sizes increased. The short-term local level impact of upzoning are higher property prices but no new additional housing construction." And I'll be finishing up here with a couple more quotes from the study. Bear with me. This took me completely by surprise this morning. Completely by surprise. "Freemark's findings are in line with my own thinking (Richard Florida), in his book *The New Urban Crisis*. He argues that although it is important to combat unnecessarily restrictive zoning and building codes (whose advocates he dubbed in his book "New Urban Luddites"), easing those codes would do little to address housing affordability and might actually serve to increase housing prices in the neighborhoods in question, for the simple reason that developers would use the land not for affordable housing units but for luxury construction. He noted in the markets and the neighborhoods for luxury and affordable housing, very very differently. It is unlikely that any increase in high-end supply would trickle down to less advantaged groups. Also known as "filtering". Another economist who is more pro-market than he is (Richard Florida), Tyler Cowen, has similarly argued that the result of liberalizing zoning codes to allow for taller buildings will likely be more luxury housing and more profits for landlords and developers. Freemark emphasized, last line, that simply liberalizing zoning for taller buildings and denser development will not address the critical need to provide affordable housing for less advantaged people. I think that's the housing we say - housing that actually we really need here, especially in San Francisco. He also pointed out the "need for other programs, like more affordable units and rent control, which should potentially come with any upzoning." And finally, the punchline is "Upzoning is not a sufficient affordability program in itself."

Commissioner Hillis

Thank you. I read that article too. I also read the paper behind it. I mean, he also notes in his tweet "upzonings are still probably good for affordability at a regional level" which I think we're gonna talk about soon. But, at the neighborhood you're looking, a kind of a neighborhood level in Chicago, which I think we should be leery of, in not at the regional level about supply.

Commissioner Moore:

It would be interesting to one, share that in writing with others and perhaps if we need to have a special meeting to discuss it in more details. Very hard to follow, particular when we do not have that piece of writing in front of us. So, if you want to share, that would be a good idea.

Commissioner Richards:

I have the paper behind as well.

Commissioner Moore:

Thank you.

Commissioner Richards:

What I would propose, and I know we're going to be talking about the budget, but I would really like to understand the impact of the upzonings since 1990 in San Francisco. We've upzoned a hundred thousand units, that's very inclusionary not exclusionary, and I'd like to understand, in those neighborhoods like South of Market, and the Mission and some other places, what actually did happen just like Mr. Freemark did in Chicago. So that we can actually have some empirical evidence in our own city.

Commissioner Hillis

I think it's good too we should look at places that weren't upzoned.

Commissioner Richards:

That's great.

Commissioner Hillis

So, Bernal Heights, my neighborhood, so we can see what the prices did in those neighborhoods because I can guarantee you they are similar.

Commissioner Richards:

Sure, and you need to look at job growth, too.

D. DEPARTMENT MATTERS

10. Director's Announcements

None

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

Aaron Starr:

Land Use Committee

• 181175 Planning Code - Landmark Designation - 22 Beaver Street (Benedict-Gieling House). Sponsor: Mandelman. Staff: Ferguson.

At land use this week, the Committee heard the Landmark designation for 22 Beaver Street, known as the Benedict-Gieling House. According to the designation report, the house "is an exceedingly rare example of a suburban Italianate villa in San Francisco. Its exterior, which features ornament on three elevations, was clearly designed to be seen "in the round." This, combined with its park-like setting, recall a time when Duboce Triangle was a genteel estate exurb of San Francisco.

At the hearing Staff gave a presentation on the landmark. Our own Commissioner Richards, and HPC Commissioner Christopher Ver Planck spoke in favor of the designation during public comment. The Committee then voted to forward the item to the Full Board with recommendation.

Full Board

- 181046 Planning Code - HOME-SF Project Authorization. Sponsor: Safai. Staff: Ikezoe. PASSED Second Read

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

- 181111 General Plan Amendment - Downtown Area Plan - 1650, 1660, 1670 and 1680 Mission Street. Sponsor: Dept. of Real Estate. Staff: Starr. PASSED Second Read

- 181112 General Plan Amendment - Market and Octavia Area Plan - 1650, 1660, 1670 and 1680 Mission Street. Sponsor: Dept. of Real Estate. Staff: Starr. PASSED Second Read

- 180474 Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street. Sponsor: Dept. of Real Estate. Staff: Starr. PASSED Second Read

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

- 181100 Hearing - Appeal of Adjustment, Reduction, or Waiver of Development Project Requirements - Residential Childcare Fee - University of San Francisco - Student Residence Hall Project, Lone Mountain Campus - 2500 Turk Street

The appeal filed by the University of San Francisco contesting the child care fee for their new student housing was withdrawn, so that hearing did not happen.

- 181233 Hearing - Appeal of Determination of Exemption From Environmental Review - 3637-3657 Sacramento Street.

And finally, the Board considered the Environmental and CU appeal for 3637 Sacramento Street. This project proposes demolition of three existing buildings, and the construction of a four-story, mixed-use building containing approximately 6,500 square feet of retail use on the first floor, 10,000 square feet of medical offices on the second floor, and 18 dwelling units on the third and fourth floors. Commissioners you heard this item on November 8 of last year and voted 4-2 to approve the project.

The appellants appealed the CEQA determination mainly over construction related issues, such as dust, noise, and overall disruption. They appealed the CU over the large lot development and the non-commercial use sizes over 2,500 sq. ft. There was quite a lot of public comment in favor of the appeal, while only a couple of speakers came out in favor of the project.

Supervisor Stefani had questions about how much residential density is allowed- the project is at full density- and why medical office space is proposed on the second floor. Supervisor Peskin stated that he did not see the CEQA impacts, but was open to changes to the conditions of approval under the CU. In the end, Supervisor Stefani asked that the item be continued for one week. The sponsor proposed a list of new conditions they were willing to abide by prior to the hearing, and the appellants had not had an opportunity to review them yet.

Jonas P. Ionin, Commission Secretary:

If there are no questions Commissioners, from the Acting Deputy Zoning Administrator - The Board of Appeals did meet last night. While the Board did not act on any Planning Commission related items, the Board had been scheduled to hear the appeal of the building permit application for 1228 Funston Avenue. The Planning Commission heard this item in 2017 as a staff-initiated DR for a project to legalize the rear addition and façade alteration that was performed by the property owner, a licensed contractor, without benefit of permit. At the hearing, the Commission took DR and followed the staff recommendation, requiring the rear addition to be reduced to comply with the Residential Design Guidelines. The property owner refused to comply with the Commission's decision, resulting in the appeal to the Board of Appeals. Yesterday, the property owner agreed to submit a new permit adhering to the Commission's decision. The Department will review this permit to ensure compliance and establish a timeline for the property owner to move forward. If they fail to do so in a timely manner, the Department will continue with the enforcement process including administrative penalties.

Commissioner Richards:

Yes, on this and some of the other ones we had. This specific one, 214 States, 655 Alvarado, 49 Hopkins, which was going to be appealed to the Board but wasn't able to get enough signatures, either from the Board or from the neighbors, I'd really like to understand what the timeline is on enforcement for Planning. What is the reasonable period of time to pull a building permit and start actually doing the building, at some point, maybe a memo? I talked to former Zoning Administrator Sanchez and he was a little bit unclear on what that is. But on these specific big ones that we're shaking I'd like to really understand where they are occasionally. In the future, maybe every three to six months in terms of enforcement.

Commissioner Hillis:

Okay.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Charles Ferguson – Presidio Heights declared as a historic district at the State board
Georgia Schuttish – Chronicle insert

Corey Smith

F. REGULAR CALENDAR

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

12. [2018-016562PCA](#) (J. BINTLIFF: (415) 575-9170)
INCLUSIONARY HOUSING FEE FOR STATE DENSITY BONUS PROJECTS [BF 181154] – Planning Code Amendment introduced by Supervisor Peskin that would amend Section 415 to require all projects using the State Density Bonus law, regardless of Environmental Evaluation Application date, to pay the inclusionary housing fee on any additional units or square footage allowed by the state law; and affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of the Planning Code, Section 101.1; and making findings of public convenience, necessity, and welfare under the Planning Code, Section 302.
Preliminary Recommendation: Disapprove

SPEAKERS: = Jacob Bintliff – Staff report
 + Sunny Angulo, Aide to Sup. Peskin – Proposed legislation
 + Fernando Martis – Clarity and certainty
 + Corey Smith – Changing the rules
 = Sue Hestor – Continue the matter

ACTION: After hearing and closing public comment; Continued to February 14, 2019

AYES: Fong, Hillis, Johnson, Moore, Richards

ABSENT: Koppel, Melgar

13. (M. CHION: (415) 575-9194)
[HOUSING STRATEGIES AND PLANS](#) – This second **Informational Presentation** on housing will be focused on housing strategies and plans in San Francisco, the Bay Area and California. On January 17th, the first briefing focused on Economic Trends and Housing Pipeline. The purpose of this second briefing is to understand the wide range of efforts, identify complementary strategies and assess the potential to address our most pressing needs.
Preliminary Recommendation: None – Informational

SPEAKERS: = Miriam Chion – Staff presentation
 + Judson True, Direct of Housing Delivery – Initial focus
 = Paul Wooding – CASA Report, SB50
 = Paul Webber – Paired housing and office space
 = James Park – Housing affordability and supply
 - Lorrain Petty – Reject briefing conclusions
 - Lou Anne Basson – Unsustainable density
 - David Woo – Focus on production
 + Corey Smith – Add more housing at all levels of affordability

- Jerry Dratler – Housing affordability strategy
- Carolyn Kennedy – Detailed analysis
- Ozzie Rohm – SB50
- Anastasia Yovonapolous – SB50, rental registry
- Theresa Flandrick – CASA
- = Georgia Schuttish – How to get more housing
- = Catherine Howard – All zoning is local
- Edward Mason – Transportation
- Tess Welborn – Housing production
- Eileen Boken - CASA

ACTION: Reviewed and Commented

- 14a. [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, a 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\(h\)](#).
 (Continued from Regular hearing on January 10, 2019)

SPEAKERS: = Jeffrey Horn – Staff report
 + Tom Schmidt – Project presentation
 = Speaker – Cypress tree, storage
 + David Archibeque – Support
 - Chris Parks – Opposed
 + Pete Boulware - Support

ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Moore, Richards
 ABSENT: Koppel, Melgar
 MOTION: [20378](#)

- 14b. [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, a Corona Heights Large Residence Special Use District and 40-X Height and Bulk District.
 (Continued from Regular hearing on January 10, 2019)

SPEAKERS: Same as item 14a.
 ACTION: ZA closed the public hearing and indicated an intent to Grant

- 15a. [2016-010079CUA](#) (L. AJELLO: (415) 575-9142)
3620 BUCHANAN STREET – southeast corner of North Point and Buchanan Streets, Lot 003 in Assessor’s Block 0459 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 303, and 711 for development of lot larger than 10,000 square feet, demolition of a non-contributing one-story garden house and construction of a new, four-story, eight-unit residential building within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Laura Ajello – Staff report
 + Jody Knight – Project presentation
 + Speaker – Historic Resource Evaluation
 + Ian Burchell – Design presentation
 = Stewart Morton – Period of significance
 - Carolyn Lee – Opposition, no hardship
 - Brett Sisney – Opposition, parking
 - Linda Kimby – Construction, views
 - Cohen – Opposition
 - Laurie Rappaport – Site visits, construction impacts
 - Ronnie Cramer – Environmental impact, views
 - Arnold Cohen – Opposition, historic significance
 - Eugene Lynch – Negative impacts
 - Mark Conroe – Improper notice
 = Stephanie Cisneros – Response to questions
 = Tim Frye -

ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Moore
 ABSENT: Koppel, Melgar, Richards
 MOTION: [20379](#)

- 15b. [2016-010079VAR](#) (L. AJELLO: (415) 575-9142)
3620 BUCHANAN STREET – southeast corner of North Point and Buchanan Streets, Lot 003 in Assessor’s Block 0459 (District 2) - Request for a **Rear Yard Modification** from the Planning Code for rear yard requirements, pursuant to Planning Code Section 134(e). The subject property is located within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.

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

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

18. [2015-008813DRP](#) (J. HORN: (415) 575-6925)
2337 TARAVAL STREET – south side of Taraval Street between 33rd and 34th Avenues; Lot 037 in Assessor's Block 2392 (District 4) – The Request is for **Discretionary Review** of Building Permit Application No. 2015.0828.5547, a proposal to construct a 33 foot-3-inch-tall, 3,147 square foot, three-story mixed-use building providing two residential units over a 593 square foot ground floor commercial unit at the front of the property. A 2,170 square foot, three-story single-family residence located at the rear of the property will remain. The project is within the Taraval 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: Do Not Take Discretionary Review and Approve

SPEAKERS: = Jeff Horn – Staff report
 - Dallas Vdvoch – DR presentation
 - Stella Lew – Opposition, emergency egress
 - Terry Howler – Opposition, parking
 + Ahmad Larizadeh – Project presentation
 + Speaker – Support

ACTION: Took DR and approved with modifications:
 1. Eliminating the roof deck; and
 2. Providing a clear breezeway for the rear unit.

AYES: Fong, Hillis, Johnson, Moore
 ABSENT: Koppel, Melgar, Richards
 DRA: [638](#)

ADJOURNMENT 5:33 PM
 ADOPTED FEBRUARY 14, 2019