

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, August 22, 2019**  
**1:00 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 1:32 PM**

**STAFF IN ATTENDANCE:** Christy Alexander, Jacob Bintliff, Kate Conner, Linda Ajello-Hoagland, Xinyu Liang, Bridget Hicks, Jeff Horn, Matt Dito, David Winslow, Dan Sider, 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. 2018-009534CUA (C. ASBAGH: (415) 575-9165)  
45 CULEBRA TERRACE – west side of Culebra Street; Lot 025 in Assessor's Block 0500 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to demolish an existing single-family home and construct a new four-story 4,038 square-foot building with two dwelling units, one off-street parking space, and two Class I bicycle spaces within a RH-2 (Residential, 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: Approve with Conditions*

(Continued from Regular hearing on July 18, 2019)

**Note: On June 6, 2019, after hearing and closing public comment, continued to July 18, 2019 by a vote of +5 -0 (Fung, Hillis absent).**

**On July 18, 2019, after hearing and closing Public Comment, continued to August 22, 2019 by a vote of +4 -2 (Johnson, Richards against; Hillis absent).**

**(Proposed Continuance to August 29, 2019)**

SPEAKERS: None  
 ACTION: Continued to August 29, 2019  
 AYES: Hillis, Koppel, Melgar, Moore, Richards  
 ABSENT: Fung, Johnson

- 1b. 2018-009534VAR (C. ASBAGH: (415) 575-9165)  
45 CULEBRA TERRACE – west side of Culebra Street; Lot 025 in Assessor’s Block 0500 (District 2) – Request for **Variance**, pursuant to Planning Code Sections 134 and 140. The project is to allow an encroachment of approximately two-feet two-inches into the required rear yard and a variance for exposure for both dwelling units. The subject property is located in a RH-2 (Residential, Two Family) Zoning District and 40-X Height and Bulk District.  
 (Continued from Regular hearing on July 18, 2019)  
**(Proposed Continuance to August 29, 2019)**

SPEAKERS: None  
 ACTION: Acting ZA Continued to August 29, 2019

2. 2017-003545ENV (J. POLING: (415) 575-9072)  
2417 GREEN STREET – 2,500-square-foot project site on the south side of Green Street between Pierce Street and Scott Street; Lot 028 of Assessor’s Block 0560 – **Appeal of Preliminary Negative Declaration** for the proposed expansion of an existing single-family home. The project would lower building floor plates by approximately 2 feet, construct one- and three-story horizontal rear additions, and construct third and fourth floor vertical additions above a portion of the existing building. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet. A one-bedroom accessory dwelling unit measuring approximately 1,023 square feet would be added on the first floor. The project also proposes a partial excavation of the rear yard for a sunken terrace, façade alterations, interior modifications, and expansion of the existing basement level garage to accommodate one additional vehicle, for a total of two vehicle parking spaces. The project site is located in a RH-1 (Residential-House, One Family) Use District and 40-X Height and Bulk District.  
**(Proposed Continuance to September 19, 2019)**

SPEAKERS: None  
 ACTION: Continued to September 19, 2019  
 AYES: Hillis, Koppel, Melgar, Moore, Richards  
 ABSENT: Fung, Johnson

3. 2018-016625DNX (A. PERRY: (415) 575-9017)  
50 POST STREET – through-lot on the north side of Post Street and the south side of Sutter Street between Kearny and Montgomery Streets; Lots 015 and 016 in Assessor’s Block 0292 (District 3) – Request for a **Downtown Project Authorization**, pursuant to Planning Code Sections 309 and 137, to modify the existing Privately-Owned Public Open Space (POPOS) and renovate the existing structure located within a C-3-O (Downtown – Office) Zoning District and 250-S Height and Bulk District. The project proposes a minor relocation and design modifications of the rooftop open space but does not propose any reduction in usable area. Additionally, the project proposes interior and exterior alterations to the Crocker Galleria that would reduce the amount of retail space from 45,833 square feet (sf) to 24,544 sf, add 12,780 sf of office space at the third floor, and create a new two-level stair and interior public seating area that helps enhance the connection to the modified rooftop open space. 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 July 11, 2019)  
**(Proposed Continuance to October 17, 2019)**

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

4. 2018-001592CUA (M. DITO: (415) 575-9164)  
1190 GOUGH STREET – east side of Gough Street between Geary Boulevard and Ellis Street, Lot 033 of Assessor’s Block 0713 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.2 and 303 to legalize a Private Parking Lot use within a RM-4 (Residential, Mixed – High Density) Zoning District and 40-X Height & Bulk District. The lot contains 38 automobile spaces. 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 for Indefinite Continuance)**

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

5. [2018-011004CUA](#) (S. CISNEROS: (415) 575-9186)  
146 GEARY STREET – north side of Geary Street between Stockton Street and Grant Avenue; Lot 007 in Assessor’s Block 0309 (District 3) – Request for a **Conditional Use Authorization**,

pursuant to Planning Code Sections 303 and 608.14, to authorize the existing projecting sign located on the subject building as a Vintage Sign. The subject property is an Article 11 Category IV (Contributing Building) building within the Kearny-Market-Mason-Sutter Conservation District, is located within a C-3-R (Downtown – Retail) Zoning District and 80-130-F Height and Bulk Limit. The proposed project includes replicating the existing projecting sign to be installed at 117 Post Street, the new location of Britex Fabrics. The replicated sign will closely match the dimensions, appearance, and illumination of the existing sign. 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, Koppel, Melgar, Moore, Richards  
 ABSENT: Fung, Johnson  
 MOTION: [20499](#)

6. [2018-017311CUA](#) (M. CHANDLER: (415) 575-9048)  
5420 MISSION STREET – north side between Ottawa and Foote Avenues, Lot 001B in Assessor’s Block 7044A (District 11) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 720 and 303 to establish an approximately 2,000 square foot Religious Institutional Use (d.b.a Church of God Ministries of Jesus Christ International) within a currently vacant commercial building located in the Excelsior Outer Mission Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. The project proposes minor exterior modifications. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Hillis, Koppel, Melgar, Moore, Richards  
 ABSENT: Fung, Johnson  
 MOTION: [20500](#)

7. [2017-013654CUA](#) (S. YOUNG: (415) 558-6346)  
4720 GEARY BOULEVARD – north side between 11<sup>th</sup> and 12<sup>th</sup> Avenues; Lot 019 in Assessor’s Block 1443 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections the change of use of an existing personal service establishment (cosmetology) with accessory massage use to a Massage Establishment Use with accessory personal service use (d.b.a. Shiatsu Massage) located on the ground floor commercial space of a three-story commercial and residential building. The project site is located within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None

ACTION: Approved with Conditions  
 AYES: Hillis, Koppel, Melgar, Moore, Richards  
 ABSENT: Fung, Johnson  
 MOTION: [20501](#)

## C. COMMISSION MATTERS

### 8. Consideration of Adoption:

- [Draft Minutes for July 18, 2019 – Regular](#)
- [Draft Minutes for July 25, 2019 – Closed Session](#)
- [Draft Minutes for July 25, 2019 – Regular](#)

SPEAKERS: Jerry Dratler

\*Mr. Dratler stated the Planning Commission did not approve building permit 2018.0625.2842 at the July 25, 2019 meeting and requested the meeting minutes be revised to exclude the approval of the building permit. Mr. Dratler stated the captioned transcript shows it was not clear if a new plan was required for 27 17<sup>th</sup> Ave. Prior to approving the joint motion for 25 and 27 17<sup>th</sup> Ave. Mr. Winslow told the commissioners “they could not approve the project on the other lot today”.

Mr. Dratler stated, approving the new construction building permit without an accurate boundary line survey would be a violation of Section 107.2.5 of the California Building Code. The Architectural Site Survey submitted with the plans for 27 17<sup>th</sup> Ave. is not a boundary line survey. A note in the map submitted states a Record of Survey would be required under the California Law to establish the property’s boundary lines.

Stephanie Peek – Correct the minutes

ACTION: Adopted

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

### 9. Commission Comments/Questions

#### **Commissioner Richards:**

I have a couple of brief things that I wanted to mention. Over the last three weeks I read a book. If you haven't seen this book or read it, I urge you to read it. If there's one book that you read this year, it is called "Capital City" the rise of the real estate state and real estate's involvement in shaping Urban Affairs and Planning. I will read one very small paragraph from it. It stuck out to me even though I've got about a hundred little stickers in here on things that resonated with me. “With the decline of urban industry as well as the real, an aspirational rise of home ownership among working and middle-class people, the demand for lower land values comes only from organized renters. While urban tenant movements have secured important victories, they face a constant struggle against difficult odds. Assessing the political landscape many nonprofit unions and community-based organizations determined that the most likely way to secure gains in this situation is through political programs that align with actions of real estate capital such as development schemes that pair, the construction of luxury housing with a modicum of affordable units. Where labor piece steals its secure union status for workers and unskilled developments. In manufacturing absence real estate holds something approaching monopoly power to shape

the narrative around urban planning and the future of our urban landscape." So a very, very interesting book written by Samuel Stein who is a planner.

Two other things very briefly, SB 330 is now making its way finally to the Governor's desk I believe. SB 330 actually gets rid of any demolition controls that a city has as long as a replacement structure equals or is greater than the current unit count. So, I know this Commission heard in June -- demolition controls, which I think they, we gave a lot of feedback -- I wasn't here on -- negative feedback on it but --SB 330 would really won't negate any of those demolition controls because you can knock a house down, as long as you replace it with a house.

And then there is SB 592 that now defines density by number of bedrooms. So, instead of us saying, well okay, we can increase density by adding a unit, and that's what the public policy goal is, it is now square footage as we now know that any 10 x 10 unit with a closet can be called a bedroom. So, I envision SB 592 and SB 330, and further super sizing San Francisco and other localities.

#### D. DEPARTMENT MATTERS

##### 10. Director's Announcements

**John Rahaim, Planning Director:**

Commissioners, welcome back from your break and I will just apologize to everyone for the heat. The air-conditioning on this half of the building hasn't been working all week. So, we will try to muddle through this other than that, I have no further comments. Thank you.

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

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

There is no report from the Board of Supervisors or the Board of Appeals. The one item of interest that may be to the Planning Commission that was brought up at yesterday's hearing in front of the Historic Preservation Commission was they reviewed and commented on the Board of Education action regarding the George Washington High School murals. Specifically, on The Life of George Washington section of the murals. There was some consensus by the Commission that they should not be covered up, but the Board of Education actually recently not reversed its ruling, but instead of whitewashing over the murals to permanently obscure them from view. They decided to simply hang something over them so that they were obscured from view. I don't believe this issue is over, though, just yet.

#### E. GENERAL PUBLIC COMMENT

SPEAKERS: Dick Frisbee – 3333 California St.  
Kathy Devincenzi – 3333 California St.  
Ozzie Rohm – Preservation Coordinator  
Jesse Fernandez – 65 Ocean  
Sonia Quintanilla – 65 Ocean  
Maria Delrubi – 65 Ocean

Speaker – 65 Ocean  
 Speaker – 65 Ocean  
 Speaker – 65 Ocean  
 Speaker – 65 Ocean  
 Natalie Kim – 65 Ocean  
 Brandi – 65 Ocean  
 Gene Olejo – 65 Ocean  
 Fr. John Jimenez – 65 Ocean  
 Speaker – Gentrification  
 Speaker – 65 Ocean  
 David Delena – 65 Ocean  
 Corey Smith – 65 Ocean  
 Charlie Shamas – 65 Ocean  
 Harry Bernstein – Balboa Reservoir DEIR  
 Marilyn Duran – 65 Ocean  
 Speaker – 65 Ocean  
 Speaker – 65 Ocean

## 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. [2007.0903PHA](#) (C. ALEXANDER: (415) 575-8724)  
**TREASURE ISLAND SUBPHASE 1C: C2.1 & C2.4 – Informational Presentation** to update the Commission on two buildings that qualify as Large Projects pursuant to Planning Code Section 249.52(g)(4)(E) as both buildings are over 70 feet in height. This informational hearing is for the Planning Commission to comment on the proposed design of Blocks C2.1 and C2.4. The proposal for Block C2.1 includes new construction of an approximately 31-story, 315-foot tall building with 265 residential units and 190 parking spaces. The proposal for Block C2.4 includes new construction of an approximately 19-story, 200-foot tall building with 248 residential units, ground floor retail, and 85 parking spaces. Both buildings substantially comply with the Design for Development and are subject to Planning Director approval. The buildings are located in a TI-OS (Treasure Island Open Space) and TI-R (Treasure Island Residential) Zoning Districts and 25-TI, 40-TI, 40-TI/240 Flex Zone-TI, 40-TI 315 Flex Zone-TI 60-TI/240 Flex Zone -TI, 70-TI, and 70-TI/315 Flex Zone- TI Height and Bulk Districts.

*Preliminary Recommendation: None – Informational*

**SPEAKERS:** = Christy Alexander – Staff report  
 + Chris Mani – Treasure Island development  
 + Glen Rescalvo – Design presentation  
 + David Simon – Design presentation  
**ACTION:** Reviewed and Commented

13. (J. BINTLIFF: (415) 575-9170)  
[EXECUTIVE DIRECTIVE ON HOUSING \(17-02\) REPORT](#) – **Informational Presentation** to update the Commission on the status of the Executive Directive and implementation of the Department’s 2017 Process Improvements Plan. The presentation will include a summary and status report of improvement measures that have been implemented or are currently underway, and a quantitative report on the Department’s performance on various target project review timeframes.  
*Preliminary Recommendation: None – Informational*
- SPEAKERS: = Jacob Bintliff – Staff report  
 - Steve Vettel – No savings in time  
 - Sue Hestor – Executive directive
- ACTION: Reviewed and Commented
- 14a. (L. HOAGLAND: (415) 575-6823)  
[2016-010589ENX](#)  
[2300 HARRISON STREET](#) – west side of Harrison Street between 19<sup>th</sup> and Mistral Streets; Lot 001 in Assessor’s Block 3593 (District 9) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to demolish an existing surface parking lot and construct a six-story over basement garage, 75-foot tall, 78,096 square foot vertical addition to an existing 3-story, 42-foot tall, 68,538 square foot office building. The addition will result in a mixed-use building with 24 dwelling units, 27,152 square feet of additional office space, 3,242 square feet of ground floor retail, 1,158 square feet of ground floor arts activities/retail space, 31 additional Class 1 bicycle parking spaces, 8 Class 2 bicycle parking spaces and a total of 41 off-street parking spaces. The dwelling-unit mix includes 14 one-bedroom and 10 two-bedroom units. The Project includes 4,922 square feet of usable open space through a combination of private and common open space. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes waivers for building height, ground floor active uses and narrow street height limit, and a concession for rear yard in an UMU (Urban Mixed-Use) District and 68-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on July 18, 2019)  
**Note: On July 18, 2019, after hearing and closed Public Comment, continued to August 22, 2019 by a vote of +6 -0 (Hillis absent).**
- SPEAKERS: = Linda Ajello-Hoagland – Staff report  
 + Tuija Catalano – Project presentation  
 - Larisa Pedroncelli – Opposition  
 - Chris Lawrence – Traffic  
 = Chris Yurley – Traffic  
 = Speaker – Traffic  
 - Kelly Hill – Nothing has changed  
 + Leah Faley – Support  
 + Leonard Losoco – Support  
 - Marie Sorenson – Empty project  
 + Corey Smith – Support  
 + Tim Colen – Support  
 - Carlos Bocanegra – Concession and waivers



- Peter Papadapolous – Opposition  
= Carly Grob – Response to questions

ACTION: After hearing and closing public comment; Continued to October 10, 2019  
AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards

- 14b. [2016-010589OFA](#) (L. HOAGLAND: (415) 575-6823)  
2300 HARRISON STREET – west side of Harrison Street between 19<sup>th</sup> and Mistral Streets; Lot 001 in Assessor’s Block 3593 (District 9) – Request for **Office Development Authorization**, pursuant to Planning Code Sections 321 and 322, to authorize 27,185 gross square feet of office space from the Office Development Annual Limit. The subject property is located within a UMU (Urban Mixed-Use) District and 68-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
(Continued from Regular hearing on July 18, 2019)  
**Note: On July 18, 2019, after hearing and closed Public Comment, continued to August 22, 2019 by a vote of +6 -0 (Hillis absent).**

SPEAKERS: Same as item 14a.  
ACTION: After hearing and closing public comment; Continued to October 17, 2019  
AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards

15. [2017-002951ENX](#) (L. HOAGLAND: (415) 575-6823)  
755 BRANNAN STREET – southeast side of Brannan Street between Lucerne Street and Butte Place; Lot 181 in Assessor’s Block 3784 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to demolish an existing, two-story, 12,880 square foot commercial building and construct a five-story, approximately 53-foot, 9-inch tall, 45,564 square foot residential building. The Project will result in a 57 dwelling unit building, 57 Class 1 bicycle parking spaces and 3 Class 2 bicycle parking spaces. The dwelling-unit mix includes 20 studios, 11 one-bedroom and 26 two-bedroom units. The Project includes 5,699 square feet of usable open space through a combination of private and common open space. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes waivers for building height, bay windows, rear yard, narrow streets, and open space in a RED-MX (Residential Enclave-Mixed) District and 45-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 Condition*

SPEAKERS: = Linda Ajello-Hoagland – Staff report  
+ Ashley Breakfield – Project presentation  
+ David Sternberg – Design presentation  
= Julie Kim – Request for continuance  
+ Corey Smith – Support  
+ Speaker – Community benefits  
= Speaker – Request for continuance  
= Speaker – Request for continuance  
+ Darryl – Request for continuance  
ACTION: Approved with Conditions  
AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
MOTION: [20502](#)

16. [2014-003160CUA](#) (X. LIANG: (415) 575-9182)  
 3314 CESAR CHAVEZ STREET – north side of Cesar Chavez Street between Mission Street and South Van Ness Avenue; Lot 012 in Assessor’s Block 6571 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1 and 303 for development on a lot larger than 10,000 sq. ft in the Mission St NCT Zoning District for the project involving demolition of an approximately 13,500 sq. ft. light industrial building and new construction of a 65-ft. tall, six-to seven-story mixed-use building measuring approximately 58,100 sq. ft. on a 13,524 sq. ft lot. The project includes 3,000 sq. ft. of ground-floor commercial retail and 53,500 sq. ft. of residential use for 57 dwelling units. The proposed project would also include a total of 7,150 sq. ft. of private and common residential open space, 57 Class 1 and 6 Class 2 bicycle parking spaces, and an approximately 6,600 sq. ft. basement-level garage for 30 accessory automobile and 1 car-share parking spaces. The subject property is located within the Mission Street Neighborhood Commercial Transit (NCT) Zoning District, Calle 24 Special Use District, and 65-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: = Xinyu Liang – Staff report  
 + Sherman Chu – Project presentation  
 + Riyad Ghannam – Design presentation  
 = Zan Sterling – Audible driveway sign  
 + David Norabian – Support  
 - Erando Flores – Opposition to height and traffic

ACTION: Approved with Conditions  
 AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 MOTION: [20503](#)

17. [2019-012580CUA](#) (B. HICKS: (415) 575-9054)  
 61 CAMBON DRIVE – east side of Cambon Drive between Felix Avenue and Cardenas Avenue; Lot 001 in Assessor’s Block 7324 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 713 to establish an approximately 1000 square foot cannabis retail use (d.b.a. Flight). The Project will occupy a retail space within the Park Merced Shopping Center in a NC-S (Neighborhood Commercial Shopping Center) 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: = Bridget Hicks – Staff report  
 + Speaker – Project presentation  
 + Speaker – Project presentation  
 + Speaker – Project presentation  
 - Speaker – Opposition  
 - Speaker – Availability  
 + Daniel Delatos – Support

ACTION: Approved with Conditions  
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards

NAYS: Fung  
 MOTION: [20504](#)

- 18a. [2018-000547CUA](#) (J. HORN: (415) 575-6925)  
42 ORD COURT – through lot bounded by Ord Court and States Street, Lot 060 in Assessor’s Block 2619 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 249.77 and 303(c), to construct a vertical and horizontal addition to an existing 1,430 gross square foot, two-story single-family home located on a through lot that extends to States Street. An unpermitted dwelling unit is located within a 320 square foot, non-confirming (6’-10” internal height) area of the 1st floor. The existing structure will remain but be lifted 2 feet in height, two floors will be added on top of the rear portion of the existing structure and a 4-story horizontal rear addition will be constructed. In total, the proposed structure is 4,242 gross square feet in size and will provide a 3,310 square foot main unit, will legalize and expand the 2<sup>nd</sup> Unit to 932 square feet and add a new one-car garage. The project is within a RH-2 (Residential House, Two-Family) Zoning District, 40-X Height and Bulk District, and Corona Heights Large Residence Special Use District (Planning Code Sec 249.77). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on July 11, 2019)  
**Note: On April 25, 2019, after hearing and closing public comment, continued to July 11, 2019 by a vote of +6 -0.**  
**On July 11, 2019, without hearing, continued to August 22, 2019 by a vote of +5 -0 (Hillis and Melgar absent).**

SPEAKERS: None  
 ACTION: Continued to August 29, 2019  
 AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards

- 18b. [2018-000547VAR](#) (J. HORN: (415) 575-6925)  
42 ORD COURT – through lot bounded by Ord Court and States Street, Lot 060 in Assessor’s Block 2619 (District 8) – Request for a **Variance** from the Planning Code for front setback requirements, pursuant to Planning Code Section 132. The subject property is located within a RH-2 (Residential – House, Two Family) Zoning District, the Corona Heights Large Residence Special Use District and 40-X Height and Bulk District.  
 (Continued from Regular hearing on July 11, 2019)

SPEAKERS: Same as item 18a.  
 ACTION: Acting ZA Continued to August 29, 2019

19. [2019-014314CUA](#) (J. HORN: (415) 575-6925)  
49 HOPKINS AVENUE – southeast corner of the intersection of Hopkins Avenue and Burnett Avenue; Lot 042 in Assessor’s Block 2799 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to legalize the demolition of a single-family home and propose the new construction of a single-family home with a 1,200 square foot accessory dwelling unit and a 355 square foot one-car garage. The subject property is located within a RH-1 (Residential House, One-Family) Zoning 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: None  
 ACTION: Continued to August 29, 2019  
 AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards

- 20a. [2015-006356CUA](#) (M. DITO: (415) 575-9164)  
336 PIERCE STREET – east side of Pierce Street between Oak and Page Streets; Lot 020 of Assessor’s Block 0844 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to legalize the demolition of a two-story dwelling unit at the rear of the subject lot and authorize the reconstruction of the dwelling unit, within a RM-1 (Residential, Mixed –Low Density) Zoning District and 40-X Height and Bulk District. The existing dwelling unit was located above a two-car garage. The proposed reconstruction would eliminate the garage and reduce the volume of the building. The subject property has an existing, separate, eight-family dwelling at the front of the lot. The project is also seeking a variance from the rear yard requirement, pursuant to Planning Code Section 134. 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: Continued to August 29, 2019  
 AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards

- 20b. [2015-006356VAR](#) (M. DITO: (415) 575-9164)  
336 PIERCE STREET – east side of Pierce Street between Oak and Page Streets; Lot 020 of Assessor’s Block 0844 (District 5) – Request for a **Variance** pursuant to Planning Code Section 134 to permit the construction of a replacement dwelling unit in the required rear yard. The dwelling unit would be located in the rear 45% of the lot. The proposed dwelling unit is two stories tall and approximately 700 square feet in size. The subject property is located in a RM-1 (Residential, Mixed - Low Density) Zoning District and 40-X Height and Bulk District.

SPEAKERS: None  
 ACTION: Acting ZA Continued to August 29, 2019

**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.

21. [2018-016955DRP](#) (D. WINSLOW: (415) 575-9159)  
220 SAN JOSE AVENUE – near 24<sup>th</sup> Street; Lot 004 in Assessor’s Block 6513 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2018.1214.8349 for construction of a 2-story, rear horizontal addition to an existing 2-story one-family house 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: Take Discretionary Review and Approve with Modifications*

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

ADJOURNMENT 5:55 PM  
ADOPTED SEPTEMBER 5, 2019