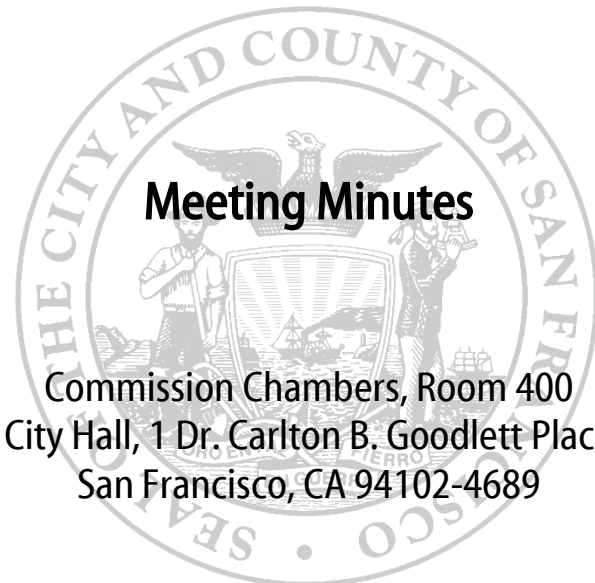


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, August 29, 2019
1:00 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Elizabeth Watty, Diego Sanchez, Jeff Horn, Christy Alexander, Elizabeth White, Kimberly Durandet, Chris Townes, Nancy Tran, Matt Dito, David Winslow, Corey Teague – Zoning Administrator, John Rahaim – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2017-006245DRP (D. WINSLOW: (415) 575-9159)
50 SEWARD STREET – between 19th and Douglass Streets; Lot 024A in Assessor's Block 2701 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2017.0419.4301 for construction of a horizontal front addition and a third-story vertical addition to an existing two-story two-family house 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 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, without hearing, continued to August 29, 2019 by a vote of +5 -0 (Richards, Hillis absent).

(Proposed Continuance to September 12, 2019)

SPEAKERS: None
 ACTION: Continued to September 12, 2019
 AYES: Fung, Hillis, Koppel, Melgar, Moore
 ABSENT: Johnson, Richards

2. [2017-014849CUA](#) (C. ASBAGH: (415) 575-9165)
220 POST STREET – northern side of Post Street between Stockton Street and Grant Avenue; Lot 007 in Assessor’s Block 0294 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303 to establish a change of use from an existing Retail Sales and Service use to an Office use on the third, fourth, and fifth floors of the subject building, within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District. The Project also includes interior tenant improvements, storefront façade changes on Post Street and Compton Place, and the addition of a roof deck. 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
(Proposed Continuance to October 24, 2019)

SPEAKERS: None
 ACTION: Continued to October 24, 2019
 AYES: Fung, Hillis, Koppel, Melgar, Moore
 ABSENT: Johnson, Richards

3. [2019-001568CUA](#) (X. LIANG: (415) 575-9182)
101 BAYSHORE BOULEVARD – east side of Bayshore Boulevard between Jerrold Avenue and Oakdale Avenue; Lot 018 in Assessor’s Block 5559 (District 10) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 210.3, and 303, to convert an existing automobile service building to a Formula Retail (d.b.a. Extra Mile) use that sells beer and wine within an existing automobile gas station in a PDR-2 (Core Production, Distribution, and Repair) Zoning District, Bayshore Boulevard Home Improvement Special Use District, and 65-J 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 October 24, 2019
 AYES: Fung, Hillis, Koppel, Melgar, Moore
 ABSENT: Johnson, Richards

- 17a. [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 August 22, 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).
On August 22, 2019, without hearing, continued to August 29, 2019 by a vote of +5 -0 (Fung and Johnson absent).
- SPEAKERS: Ryan Patterson – Continuance
 ACTION: Continued to September 19, 2019
 AYES: Fung, Hillis, Koppel, Melgar, Moore
 ABSENT: Johnson, Richards
- 17b. [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 August 22, 2019)
- SPEAKERS: Same as item 17a.
 ACTION: Acting ZA Continued to September 19, 2019
20. [2019-000297DRP](#) (D. WINSLOW: (415) 575-9159)
1608-1610 VALLEJO STREET – north side of Vallejo Street between Franklin Street and Van Ness Avenue; Lot 007 in Assessor’s Block 0551 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2019.0208.2501 for the addition of one Accessory Dwelling Unit (ADU) in the garage of an existing 5-unit property 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: Do Not Take Discretionary Review and Approve
 (Continued from Regular hearing on June 27, 2019)
- SPEAKERS: None
 ACTION: Continued Indefinitely

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

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. [2019-006116CUA](#) (J. HORN: (415) 575-6925)
2621 OCEAN AVENUE – south side of Ocean Avenue; Lot 019 in Assessor’s Block 7226 (District 7) – Request for **Conditional Use Authorization** pursuant Planning Code to 303, 303.1, 703.4, and 710 to establish a Formula Retail use (dba “Mathnasium”) in an existing 1,780 square foot one-story commercial space in a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 26-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fung, Hillis, Koppel, Melgar, Moore
 ABSENT: Johnson, Richards
 MOTION: [20505](#)

C. COMMISSION MATTERS

5. Commission Comments/Questions

Commissioner Moore:

The long flood of e-mails on 3333 California Street make me wonder if it would be making sense to have a public presentation of this project, ask for continuance of approvals, because I have a feeling that there are so many contradictory interpretations of what it is, and somebody may not really give this project justice. So, I would like to ask if, whether or not other commissioners feel the same way. And, as to whether or not it would make sense to ask for full presentation, not just five minutes but give the architect, applicant 15, 20 minutes. It is a very complicated project to fully explain of what they are trying to do.

President Melgar:

So, I think it is a complicated project. I want to keep the project moving. I would like to have everyone on the public understand what the project is. So perhaps, you know, we can talk about what the presentation looks like and what is entailed and prepare for it so that, you know, folks get what they need.

Commissioner Moore:

If we would give them more time, perhaps that would help. I myself had a long meeting with the architects and the developer, there was actually three architects. And I have to

admit that certain things, subtle details, good details also had slipped my attention because the project is quite complex.

Commissioner Hillis:

Yeah, I mean I want to hear this next week. I mean, it is clearly, you know, it's obviously been kicking around for a long time. I have met with neighborhood groups on this and have gotten a feel for where they are going on it as well. But I think, you know, we owe it to everybody to hear this and not prejudge whether we should continue or not. We can certainly continue it if we think there are questions, but I think we should move ahead and have this hearing next week.

Vice-President Joel Koppel:

I am in agreement with Commissioner Hillis. I still would like to kind of keep it on calendar as agendaized. But I am open to maybe an extension on their presentation time and efforts just for clarity.

Commissioner Moore:

I would agree with that. The developer himself have expressed questions to me that why can't I get more time? I said it is just a way that have been giving to everybody except you didn't have the opportunity to independently give a presentation which other people do. Perhaps just by Director Rahaim changing a little bit of the timeframe in which they present, perhaps that would help.

D. DEPARTMENT MATTERS

6. Director's Announcements

None

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

None

E. GENERAL PUBLIC COMMENT

SPEAKERS: Kathy Devincenzi – 3333 California St.

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.

15. [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

(Continued from Regular hearing on August 22, 2019)

On August 22, 2019, without hearing, continued to August 29, 2019 by a vote of +7-0.

SPEAKERS: = Elizabeth Watty – Staff report
 + Ryan Patterson – Request for Continuance
 - Joan Kim – Continuance
 - David Hooper – Surprise continuance
 - Stephanie Peek – Opposed to continuance
 + Ryan Patterson – Project presentation
 + Yakuh Askew – Design presentation
 - Joan Kim – Opposition
 - Cheryl Traverse – Opposition
 - Speaker – Opposition
 - Stephanie Peek – Opposition
 - Jerry Dratler – Opposition
 - Carolyn Kenady – Opposition
 - Bruce Bowen – Opposition
 = Jeff Horn – Response to questions

ACTION: Approved with Conditions as amended:
 1. Limit the GSF to 3280 sq.ft.;
 2. Eliminate the roofdeck; and
 3. Provide an ADU with a minimum of 1,000 sq. ft. and two bedrooms.

AYES: Fung, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 MOTION: [20506](#)

10. [2019-014759PCA](#) (D. SANCHEZ: (415) 575-9082)
ALLOWING LONG TERM PARKING OF AND OVERNIGHT CAMPING IN VEHICLES AND ANCILLARY USES AT 2340 SAN JOSE AVENUE (BOARD FILE NO.190812) – **Planning Code Amendment** introduced by Supervisor Safai amending the Planning Code to allow temporary long-term parking of and overnight camping in vehicles, and ancillary uses including administrative offices, restrooms, showering or bathing facilities, kitchen or other food preparation facilities, and eating areas at 2340 San Jose Avenue, Assessor's Parcel Block No. 6973, Lot No. 039, subject to compliance with all other Municipal Code requirements, including but not limited to requirements of the Overnight Safe Parking Pilot Program; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Diego Sanchez – Staff report
 + Sup. Safai – Code Amendment

- + Dylan Schneider – Homelessness, vehicle triage site
- + Corey Smith – Support
- + Mathew Holtz – Support
- + Linda Lighthiser – Support
- + Gabriel Medina – Support
- + Joe Martinez – Support
- + David Hooper – Support
- Sara Zhong – Safety concerns

ACTION: Approved with Staff Modifications
 AYES: Fung, Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Johnson
 MOTION: 20507

8a. [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 2nd 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 August 22, 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).

On August 22, 2019, without hearing, continued to August 29, 2019 by a vote of +7-0.

SPEAKERS: = Jeff Horn – Staff report
 + John Duffy – Project presentation
 - Speaker – Organized opposition
 - Bill Holtzman – Organized opposition
 - Barbara Taylor – Organized opposition
 + Rick Cornelius – Support
 + Erin Eisenburg – Support
 - Pat Buscovich – Opposition
 + David Salem – Support
 - Maryanne Dresner – Opposition
 + Charles Attix – Support

ACTION: Approved with Conditions and modification, eliminating the fourth floor.
 AYES: Fung, Koppel, Melgar, Moore

NAYS: Hillis, Richards
 ABSENT: Johnson
 MOTION: [20508](#)

- 8b. [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 August 22, 2019)

SPEAKERS: Same as item 8a.
 ACTION: ZA closed the public hearing and indicated an intent to Grant.

9. [2015-000878DNXCUAOFA](#) (C. ALEXANDER: (415) 575-8724)
300 GRANT AVENUE – west side of Grant Avenue between Sutter Street and Bush Street, Lots 013 and 014 in Assessor’s Block 0287 (District 3) – **Informational Presentation** for the one-percent on-site public art requirement.
Preliminary Recommendation: None – Informational

SPEAKERS: = Christy Alexander – Staff report
 + Kevin Albaugh – Art presentation
 + Ned Kahn – Art presentation
 ACTION: Reviewed and Commented

11. 2015-000940ENV, 2017-008051ENV, 2016-014802ENV (E. WHITE: (415) 575-6813)
THE HUB PLAN, 30 VAN NESS AVENUE PROJECT, 98 FRANKLIN STREET PROJECT, AND HUB HOUSING SUSTAINABILITY DISTRICT – Review and Comment on the **Draft Environmental Impact Report**. The Hub Plan proposes to amend the 2008 Market and Octavia Area Plan of the San Francisco General Plan for the easternmost portions of the Market and Octavia Area Plan. The Hub Plan would change current zoning controls applicable to the area and implement public realm improvements. The Planning Department also proposes the designation of all or portions of the Hub Plan area as a Housing Sustainability District to allow the City of San Francisco to exercise streamlined ministerial approval of residential and mixed-use development projects meeting certain requirements. The Draft Environmental Impact Report (DEIR) also evaluates environmental impacts of two individual development projects located within the Hub Plan Area at 30 Van Ness Avenue and 98 Franklin Street.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Elizabeth White – Staff report
 + Darren Newell – Support
 - Carolyn Kenady – Opposition
 + Jim Haas – Support
 + Melinda Bihn – Support
 + Corey Smith – Support
 = Tess Welborn – Unavoidable impacts
 = Ozzie Rohm – Transit

- + Randy Rollison – Support
- = Jim Warshell – Support
- = Jason Henderson – Inadequacies
- Peter Papadopolous – Equitable development
- Sue Hestor – Inadequacies

ACTION: Reviewed and Comment

12. [2019-000268CUA](#) (K. DURANDET: (415) 575-6816)
121 GATES STREET – between Eugenia and Powhattan Streets, Lot 024 in Assessor’s Block 5651 (District 11) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 317, to legalize the unauthorized demolition of a two-story single-family residence and construct a new, code-complying, two-story single-family residence within a RH-1 (Residential House, Single Family) Zoning District, 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: Approve with Conditions
 (Continued from Regular hearing on July 11, 2019)

- SPEAKERS: = Kimberly Durandet – Staff report
 + Ankitha Palli – Project presentation
 + Brian Milford – Design presentation
 + Pat Buscovich – Demolition process

ACTION: Approved with Conditions

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

ABSENT: Johnson

MOTION: [20509](#)

13. [2008.0023CUA](#) (C. TOWNES: (415) 575-9195)
461 29TH STREET – south side of 29th Street between Noe Street and Sanchez Street; Lot 033 of Assessor’s Block 6631 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 317 to demolish an existing, two-story, 750 square foot, single family residence and construct a new four-story, 6,459 square foot, two-dwelling unit building up to 40-feet tall and including two parking spaces, and two Class 1 bicycle parking spaces. Per Planning Code Section 317, any application for a permit that would result in the removal of one or more residential units shall require a Conditional Use Authorization for the removal and replacement of the units. The subject property is located 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: Approve with Conditions

- SPEAKERS: = Chris Townes – Staff report
 + Earl Weiss – Project presentation
 - William Schwartz – Out of proportion
 - Emme Klama – Façade
 - Kevin Wallace – Too big
 - Sybil Meyer – Opposition
 - Ken Shirts – Negative impact

- Mary Anne Ruyle – Remove the 4th story, density
- Alexis Peterson – Opposed to 4th story
- Evan Markovich – Design, proportions
- Susannah Smith – Lightwells
- Divya Devli – Eliminate the 4th floor
- = Pat Buscovich – Housing
- Ozzie Rohm – Large home replacing tiny home
- + Alexander Mulder – Support
- + Dino Zuzic – Affordability
- Andy Levine – Issues and concerns

ACTION: After hearing and closing public comment; Continued to November 7, 2019 with direction from the Commission.

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

ABSENT: Johnson

14a. [2018-002602CUA](#) (N. TRAN: (415) 575-9174)

4118 21ST STREET – north side of 21st Street between Eureka and Diamond Streets, Lot 017 of Assessor's Block 2750 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to legalize the tantamount to demolition of a one-story dwelling unit and authorize the re-construction of the dwelling unit, within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height & Bulk District. The proposed re-construction would add a new third floor and changes to the facade. 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:
- = Nancy Tran – Staff report
 - + Jenna Karamanos – Project presentation
 - Carlos Ibarra – Negative impacts
 - Anne Guaspari – Negative impacts
 - Kay Klumb – Negative impacts
 - + David Roth – Support
 - Cynthia Schroeder – Negative impacts
 - Speaker – Negative impacts
 - Curtis Larson – Negative impacts
 - Ozzie Rohm – DBI demo definition
 - Jerry Dratler – Demolition

ACTION: After hearing and closing public comment; Continued September 19, 2019 with direction from the Commission.

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

ABSENT: Johnson

14b. [2018-002602VAR](#) (N. TRAN: (415) 575-9174)

4118 21ST STREET – north side of 21st Street between Eureka and Diamond Streets, Lot 017 of Assessor's Block 2750 (District 8) – Request for **Variiances** from the Zoning Administrator to construct within the required front setback and rear yard. Planning Code Section 132 requires a front setback of 2 feet – 6 inches and construction is proposed to the front property line. Section 134 requires a rear yard of 43 feet – 11 inches (45% of the total lot depth) and the proposal provides only 32 feet – 9 inches. The property is legally non-

complying as the existing structure encroached into the required front setback and rear yard. The subject property is located within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height & Bulk District.

SPEAKERS: Same as item 14a.

ACTION: ZA Continued to September 19, 2019

- 16a. [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
 (Continued from Regular hearing on August 22, 2019)
On August 22, 2019, without hearing, continued to August 29, 2019 by a vote of +7-0.

SPEAKERS: = Matt Dito – Staff report
 + Mark Levinson – Project presentation
 + Ryan Patterson – Project presentation
 + Pat Buscovich – Project presentation
 - Lou Capporo – Opposition
 - Amol Mohajan – Opposition

ACTION: Approved with Conditions

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

ABSENT: Johnson

MOTION: [20510](#)

- 16b. [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.
 (Continued from Regular hearing on August 22, 2019)

SPEAKERS: Same as item 16a.

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.

- 18a. [2018-009551DRP](#) (D. WINSLOW: (415) 575-9159)
3847-3849 18TH STREET – between Church and Sanchez Streets; Lot 077 in Assessor’s Block 3585 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2018.06.22.2714 proposing to legalize horizontal and -infill additions, the expansion of the garage with unpermitted property line walls, legalize an enlarged dormer, replacement of the front gable window to original size and legalize other unpermitted alterations to bring the building into compliance with Planning Enforcement case no. 2018-002303ENF. The parcel is located 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: Do Not Take Discretionary Review
 (Continued from Regular hearing on July 18, 2019)
Note: On May 9, 2019, after hearing and closing public comment, continued to July 18, 2019 by a vote of +5 -0 (Johnson, Richards absent).
On July 18, 2019, adopted a Motion of Intent to Take DR and approve with two flats and a third ground floor unit, and Continued to August 29, 2019, by a vote of +5 -0 (Fung, Hillis absent).

SPEAKERS: = Jeff Horn – Staff report
 - DR Requestor – DR presentation
 - Jerry Dratler – Opposition
 - Ozzie Rohm – Opposition
 - Pat Buscovich – Buildable project
 + Speaker – Project presentation
 + Speaker – Response to questions
 ACTION: After hearing and closing public comment; Continued October 24, 2019 with direction from the Commission.
 AYES: Koppel, Melgar, Moore, Richards
 NAYS: Fung, Hillis
 ABSENT: Johnson

- 18b. [2018-009551VAR](#) (D. WINSLOW: (415) 575-9159)
3847-3849 18TH STREET – between Church and Sanchez Streets; Lot 077 in Assessor’s Block 3585 (District 8) – Request for a **Variance** from the Planning Code for front setback requirements, pursuant to Planning Code Section 132 and rear yard requirements, pursuant to Planning Code Section 134. The subject property is located within a RH-3 (Residential – House, Three Family) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular hearing on July 18, 2019)

SPEAKERS: Same as item 18a.
 ACTION: ZA Continued to October 24, 2019

19. [2018-011962DRP](#) (D. WINSLOW: (415) 575-9159)
869 ALVARADO STREET – southside between Hoffman Avenue and Douglass St.; Lot 037 in Assessor’s Block 2802 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2018.0823.8143, to construct a one-story attached garage in the existing side drive way on an existing three-story, single-family dwelling 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 June 27, 2019)

SPEAKERS: = David Winslow – Staff report
 - Maria Pasos Nunez – DR presentation
 + Speaker – Project presentation
 + Bobbi Clemens – Project presentation
 - Richard Nunez – Rebuttal

ACTION: After hearing and closing public comment; Continued November 14, 2019 with direction from the Commission.

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

ABSENT: Johnson

21. [2018-002777DRP](#) (D. WINSLOW: (415) 575-9159)
4363 26TH STREET – between Diamond and Douglass Streets; Lot 024A in Assessor’s Block 6561 (District 8)- Request for **Discretionary Review** of Building Permit Application No. 2018.0223.2056 for construction of a 2-story, vertical addition, rear horizontal addition, and façade alterations to an existing 2-story one-family house 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: Take Discretionary Review and Approve with Modifications

SPEAKERS: = David Winslow – Staff report
 - Speaker – DR presentation 1
 - Steve Chiang – DR presentation 2
 - Lorraine Aiken – Opposition
 - Les Schruer – Opposition
 - Ozzie Rohm – Minor modification
 - Chris Lizard – Opposition
 - Andy Levine – Opposition
 + Travis Murdock – Project presentation

ACTION: Took DR and Approved with modifications, eliminating the fourth floor.

AYES: Fung, Melgar, Moore, Richards

NAYS: Hillis, Koppel

ABSENT: Johnson

DRA: [0659](#)

ADJOURNMENT 9:13 PM
 ADOPTED SEPTEMBER 12, 2019

