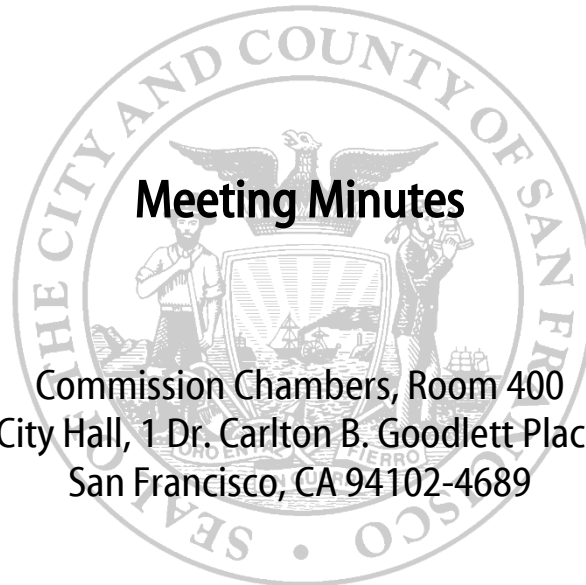


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, October 3, 2019
1:00 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Aaron Starr, Marcelle Boudreaux, Nancy Tran, Ella Samonsky, Rich Sucre, Michael Christensen, David Winslow, 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. 2019-014348PCA (A. MERLONE: (415) 575-9129)
EXEMPTION FROM DENSITY LIMITS FOR AFFORDABLE AND UNAUTHORIZED UNITS; RESIDENTIAL CARE FACILITIES – **Planning Code Amendment** to provide an exception from density limit calculations for all affordable units in projects not seeking and receiving a density bonus, permit the legalization of all unauthorized dwelling units notwithstanding a history of no-fault evictions, and principally permit residential care facilities for seven or more persons in all RH (Residential, House) zoning districts; 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 general welfare under Planning Code, Section 302.

(Proposed Continuance to November 7, 2019)

SPEAKERS: None
 ACTION: Continued to November 7, 2019
 AYES: Fung, Johnson, Koppel, Melgar
 ABSENT: Moore, Richards

2. 2019-001694CUA (D. WEISSGLASS: (415) 575-9177)
1500 MISSION STREET – north side of Mission Street between 11th Street and Van Ness Avenue; Lots 008-011 in Assessor's Block 3506 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303, to establish a massage use within a spa (d.b.a. "The Spa") as accessory to the primary gym use (d.b.a. "Equinox") within a C-3-G (Downtown-General) Zoning District and 130/240-R-3, 130/400-R-3, and 85-X Height and Bulk Districts. The spa use will be operated by Equinox Gym and accessed via the main Equinox entrance at the corner of Van Ness Avenue and Mission Street. The Spa itself will occupy approximately 550 square-feet at the basement level of the 31,000 square-foot Equinox Gym and provide 2 treatment rooms in which massages will be administered. The Project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

Preliminary Recommendation: Approve with Conditions

(Proposed Continuance to November 14, 2019)

SPEAKERS: None
 ACTION: Continued to November 14, 2019
 AYES: Fung, Johnson, Koppel, Melgar
 ABSENT: Moore, Richards

3. 2016-003994CUA (C. TOWNES: (415) 575-9195)
55 BELCHER STREET – east side of Belcher Street between 14th Street and Duboce Avenue; Lots 098, 099, 100 in Assessor's Block 3537 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.7, 207(a), 209.4, 303, 303(r) to merge three lots into one lot (10,603 square foot) for the construction of an approximately 27,406 square foot, four-story building, up to 40 feet tall with 25 residential dwelling units, 12 off-street parking spaces, and 25 bicycle parking spaces. The subject property is located within a RTO (Residential Transit Oriented) 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 11, 2019)

(Proposed Continuance to November 21, 2019)

SPEAKERS: John Kevlin – Three weeks
 ACTION: Continued to November 21, 2019
 AYES: Fung, Johnson, Koppel, Melgar
 ABSENT: Moore, Richards

4. 2019-006951CUA (C. CAMPBELL: (415) 575-8732)
1401 19TH AVENUE – northwest corner of 19th Avenue, between Judah and Kirkham Streets; Lot 037 of Assessor’s Block 1834 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 209.1, and 303, to authorize the sale of beer and wine (ABC license Type 20, off-sale beer and wine) with motor vehicle fuel (DBA Chevron) within an expanded retail automotive use establishment (gas station, neighborhood serving convenience store, and café) in 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: Approve with Conditions
(Proposed Continuance to December 5, 2019)

SPEAKERS: None
 ACTION: Continued to December 5, 2019
 AYES: Fung, Johnson, Koppel, Melgar
 ABSENT: Moore, Richards

5. 2018-004614DRP (D. WINSLOW: (415) 575-9159)
16 SEACLIFF AVENUE – near 25th Avenue; Lot 019 in Assessor’s Block 1301 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2018.0328.4792, proposing construction of a 4- story horizontal rear addition; raising the roof at the 4th floor which is setback 13’; a modified driveway to access a new attached garage; a new lightwell on the front façade; and conversion of an existing noncomplying garage in the rear into storage to an existing one-family dwelling within a RH-1 (D) (Residential, House, One-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
WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

18. [2019-005500CUA](#) (M. CHRISTENSEN: (415) 575-8742)
2934 CESAR CHAVEZ STREET – northeast corner of Cesar Chavez and Bryant Streets; Lot 0031 in Assessor’s Block 4335 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 249.59, 249.60, 303, and 712 to allow a 171 square foot Cannabis Retail use in the ground floor of an existing two-story mixed use building within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, Mission Alcoholic Beverage Special Use District, Calle 24 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

SPEAKERS: Leann Speta – Public comment
 Mubasher Choudhery – Do not continue
 ACTION: Continued to November 21, 2019
 AYES: Fung, Johnson, Koppel, Melgar

ABSENT: Moore, Richards

20. [2019-012253DRP](#) (D. WASHINGTON: (415) 558-6443)
463 CASTRO STREET – between Market and 19th Streets; Lot 062 in Assessor’s Block 3582 District 7) – Request for **Discretionary Review** of Building Permit Application No. 2019.05.30.2067 for a change of use from retail to limited-restaurant (DBA Vegan Sandwich Bar) within the Castro Street 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: Do Not Take Discretionary Review and Approve

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

22. [2018-009175DRP](#) (D. WINSLOW: (415) 575-9159)
3610 WASHINGTON STREET – between Locust and Spruce Streets; Lot 024 in Assessor’s Block 0987 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2019.0110.0038, proposing construction of a rear horizontal and vertical addition, excavation at the basement to add habitable space to an existing 2-story single-family dwelling 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

WITHDRAWN

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. [2019-000362CUA](#) (S. CISNEROS: (415) 575-9186)
1501C SLOAT BOULEVARD – south side of Sloat Boulevard between Clearfield Drive and Everglade Drive, within the Lakeshore Plaza Shopping Center, Lot 004 of Assessor’s Block 7255 (District 7) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 713, and 780.1, to permit a formula retail use (dba Sprint by Verity Wireless) in a space previously occupied by a formula retail use. The project scope of work consists of an interior remodel. The subject property is located within a NC-S (Neighborhood Commercial Shopping Center Zoning District), Lakeshore Plaza Special Use District, and 26-40-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on July 11, 2019)

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fung, Johnson, Koppel, Melgar
 ABSENT: Moore, Richards
 MOTION: [20529](#)

7. [2019-005402CUA](#) (D. WEISSGLASS: (415) 575-9177)
50 BEALE STREET – western corner of the intersection of Beale and Mission Streets; Lot 003 in Assessor’s Block 0646 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303, to establish a massage use within a spa (d.b.a. “The Spa”) as accessory to the primary gym use (d.b.a. “Equinox”) within a C-3-O(SD) (Downtown Office Special Development) Zoning District and 450-S Height and Bulk District. The spa use will be operated by Equinox Gym and accessed via the main Equinox entrance on Mission Street. The Spa itself will occupy approximately 650 square-feet within the 36,000 square-foot Equinox Gym and provide 2 treatment rooms in which massages will be administered. The primary gym use is principally permitted, was established by Building Permit Application No. 2018091299903, and is currently under construction. The Project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fung, Johnson, Koppel, Melgar
 ABSENT: Moore, Richards
 MOTION: [20530](#)

8. [2018-013963CUA](#) (N. TRAN: (415) 575-9174)
855 GEARY STREET – south side of Geary Street between Larkin and Hyde Streets; Lot 019 in Assessor’s Block 0320 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3 and 303 to legalize the change of use to automotive use (private and public parking garage), within a RC-4 (Residential-Commercial) Zoning District and 80-T Height and Bulk District. No alterations to the building envelope are proposed. The Project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fung, Johnson, Koppel, Melgar
 ABSENT: Moore, Richards
 MOTION: [20531](#)

9. [2019-004164CUA](#) (D. WEISSGLASS: (415) 575-9177)
1056-1062 SANCHEZ STREET – west Side of Sanchez Street between Elizabeth and 24th Streets; Lot 002 in Assessor’s Block 3654 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 207, 209.1, and 303, to allow a dwelling

unit density of one dwelling unit per 1,000 square feet within a RH-3 (Residential – House, Three Family) Zoning District and 40-X Height and Bulk District. All of the units currently exist, but one is restricted from further expansion. 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, Johnson, Koppel, Melgar
 ABSENT: Moore, Richards
 MOTION: [20532](#)

10. [2019-005201CUA](#) (C. FAHEY: (415) 575-9139)
298 MUNICH STREET – west side of Munich Street between Brazil Street and Excelsior Avenue; Lot 040 of Assessor’s Block 6023 (District 11) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.1 to allow a Limited Restaurant (d.b.a. “McLaren Park Café”) within a RH-1 (Residential – House, One Family) Zoning District and 40-X Height and Bulk District. The subject property is identified as a Limited and Nonconforming Use, protected under Section 186. The Restaurant itself will occupy approximately 570 square-feet of the ground floor within the 3,000 square-foot building. The Project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fung, Johnson, Koppel, Melgar
 ABSENT: Moore, Richards
 MOTION: [20533](#)

C. COMMISSION MATTERS

11. Consideration of Adoption:
- [Draft Minutes for September 12, 2019](#)
 - [Draft Minutes for September 19, 2019](#)
- SPEAKERS: None
 ACTION: Adopted
 AYES: Fung, Johnson, Koppel, Melgar
 ABSENT: Moore, Richards

12. Commission Comments/Questions

President Melgar:

So, I just had a quick announcement, folks, as many of you know who follow us on tv, in the audience. A couple of weeks ago, we solicited comments from the wider community about the qualifications for our next director of Planning who will fill some very, very large shoes. And I'm happy to report that we were able to incorporate most everyone's comments and

the job description is listed as of today on the City's DHR website. So, please help us circulate far and wide. We will be following our process and hopefully can have a smooth transition. Thank you. And I just wanted to say, Commissioner Fung, specifically, for having helped with drafting the job description. Thank you.

Commissioner Fung:
I'm a wordsmith.

President Melgar:
Yes, we know. It's all spelled correctly now too and proper grammar. Thank you.

D. DEPARTMENT MATTERS

13. Director's Announcements

John Rahaim, Planning Director:

No new announcements today commissioners, except to say that I do hope, also hope, that there's a very smooth transition in the coming months and I'll do my best to make that happen.

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

Aaron Starr:
Land Use Committee

- **190644** Planning Code - Landmark Designation - 2031 Bush Street (aka the Kinmon Gakuen Building). Sponsors: Brown. Staff: D. Smith. Item 1

This week, the Land Use Committee heard the landmark designation for 2301 Bush Street. The Historic Preservation Committee heard this item on February 6 of this year and voted to recommend approval.

Completed in 1926 and designed in the Mediterranean Revival style, the 2301 Bush Street is significant from its association with the social, cultural, and educational enrichment of Japanese Americans in San Francisco. It was the home of Japanese language and culture school, Kinmon Gakuen. It was one of four purpose-built community facilities whose construction was funded by the local Japanese American community in San Francisco's Japantown. The building is also associated with the incarceration of U.S. citizens and residents of Japanese descent during World War II. Following President Roosevelt's signing of Executive Order No. 9066, the building was used as a processing center where citizens and non-citizens of Japanese ancestry were required to report before they were incarcerated and relocated to concentration camps across the United States. It is also significant for its association with community activism among African Americans as home of the Booker T. Washington Community Center from 1942 to 1952.

During the hearing three speakers spoke in favor of the designation and Supervisor Peskin requested to be added as a co-sponsor of the ordinance. The Committee voted unanimously to recommend designation to the Full Board.

Rules Committee

- **181215** Administrative, Planning Codes - South of Market Community Advisory Committee] Sponsor: Haney. Staff: Starr for Snyder.

At the Rules Committee this week, the committee reviewed Supervisor Haney's ordinance that would create the South of Market Advisory Committee. Commissioners, you heard his item on September 19 and voted to recommend approval with modifications. The two modifications were to reduce the residency requirement for the SoMa Stabilization CAC, and proposed amendments to the membership requirements for the new SoMa Planning CAC. Supervisor Haney did include the Commission recommendation to reduce the residency requirement but not the membership requirements for the Planning CAC. There were two speakers in favor of the ordinance and the Committee forwarded the item to the Full Board with a positive recommendation.

Full Board

- **190908** Interim Zoning Controls - Conditional Use Authorization for Conversion of Residential Care Facilities to Other Uses. Sponsors: Mandelman; Yee, Safai, Haney and Peskin. Staff: Starr. Adopted

At the Full Board this week, the Board voted to adopt Supervisor Mandelman's Resolution that would require CU Authorization for the change of use of a Residential Care Facility to another use. These interim controls will last for 18 months, or until permanent controls are adopted. This was also the only item that was heard at last week's Land Use Committee at which obtained a recommendation of approval.

Jonas P. Ionin, Commission Secretary:

There's no report from the Board of Appeals. The Historic Preservation Commission did meet yesterday. They held a Closed Session on AAU, the similar advice that you received from the City Attorney's office. In addition, what might be of interest to the Planning Commission is that they considered supporting nominations to the National Register of Historic Places for the Gran Oriente Filipino Hotel and Japanese YWCA, the Isai Women's Building and adopted resolutions in support of both of those buildings.

President Melgar:

Cool. Great! Thank you.

John Rahaim, Planning Director:

I had not been aware of that building in Japantown that was discussed yesterday. I had no idea it was designed by Julia Morgan. In addition to all its other interesting history, it was actually designed by the most famous woman architect in the state, if not the country of that era, so that was great.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Noe Valley remodels
John Elberling – Central SOMA agreement
Bill Hoover – Noe Valley NCD
Jeremy Paul – 3610 Washington

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. [2013.1535CUA](#) (M. BOUDREAUX: (415) 575-9140)
[450-474 O'FARRELL STREET/532 JONES STREET](#) – the block is bounded by Geary Street to the north, O'Farrell Street to the south, Taylor Street to the east, and Jones Street to the west (Assessor's block/lot 0317/007, 0317/009, and 0317/011). (District 6); **Informational Presentation** on project design changes required pursuant to Condition No. 12.a. of Motion No. 20281. The Planning Commission granted Conditional Use Authorization on September 13, 2018. The proposed project would demolish the existing structures, merge the three lots, and construct a 13-story, 130-foot-tall, 226,514-sf mixed-use building with residential, ground floor commercial and institutional (church) uses.
Preliminary Recommendation: None – Informational

SPEAKERS: = Marcelle Boudreaux – Staff presentation
 + Jon Ennis – Project presentation
 ACTION: None – Informational

16. [2019-005575IMP](#) (N. TRAN: (415) 575-9174)
[555 POST STREET](#) – south side of Post Street between Taylor and Mason Streets, Lot 020 in Assessor's Block 0306 (District 3); Informational presentation on Make School's **Abbreviated Institutional Master Plan (IMP)**, pursuant to Planning Code Section 304.5. Receipt of this IMP does not constitute approval or disapproval of any proposed projects contained in the IMP by the Planning Commission. The Abbreviated IMP contains information on the nature and history of the institution, the location and use of affiliated buildings, and development plans. The Abbreviated IMP is available for viewing on the Planning Department's website at: <http://www.sfplanning.org>, click on "Resource Center", then "Department Publications A-Z", then scroll to "I" for Institutional Master Plans. The IMP is also available for public viewing at the Planning Department's Public Information Center located at 1660 Mission Street, 1st Floor, and at the Department's reception area located at 1650 Mission Street, 4th Floor.
Preliminary Recommendation: None – Informational

SPEAKERS: = Nancy Tran – Staff presentation
 + Eric Deng – Project presentation
 ACTION: Closed the Public Hearing

- 17a. [2014.0334SHD](#) (E. SAMONSKY: (415) 575-9112)
[262 7TH STREET](#) – south side between Folsom and Howard Streets; Lot 007 of Assessor's Block 3730 (District 6) – Request for adoption of **Shadow Findings** that Project shadows would not adversely affect use of public open space at Howard & Langton Mini Park, a park under the jurisdiction of or designated for acquisition by the Recreation and Park Commission (Planning Code Section 295). The Project proposes the demolition of the existing building on the site, and construction of two seven-story, 65-foot tall, mixed-use buildings, totaling approximately 38,294 square-feet (sf), with a total of 96 single room occupancy (SRO) units,

1,079 sf of commercial space, and 96 bicycle parking spaces. The subject property is located within the WMUG (Western SoMa Mixed-Use General) Zoning District, Western SoMa and Youth and Family Zone Special Use Districts and 65-X Height and Bulk District.

Preliminary Recommendation: Adopt Findings

SPEAKERS: = Ella Samonsky – Staff report
 + Mark Loper – Project presentation
 + Bob Brown – Support
 ACTION: Adopted Findings
 AYES: Fung, Johnson, Koppel, Melgar, Richards
 ABSENT: Moore
 MOTION: [20534](#)

- 17b. [2014.0334ENX](#) (E. SAMONSKY: (415) 575-9112)
262 7TH STREET – south side between Folsom and Howard Streets; Lot 007 of Assessor’s Block 3730 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, for the demolition of the existing building on the site, and construction of two seven-story, 65-foot tall, mixed-use buildings, totaling approximately 38,294 square-feet (sf), with a total of 96 single room occupancy (SRO) units, 1,079 sf of commercial space, and 96 bicycle parking spaces. Under the LPA, the project is seeking exceptions to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134); 2) usable open space (Planning Code Section 135); and 3) exposure (Planning Code Section 140). The subject property is located within the WMUG (Western SoMa Mixed-Use General) Zoning District, Western SoMa and Youth and Family Zone Special Use Districts 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: Same as item 17a.
 ACTION: Approved with Conditions, with material palette on sheet A.05.
 AYES: Fung, Johnson, Koppel, Melgar, Richards
 ABSENT: Moore
 MOTION: [20535](#)

19. [2019-014433CUA](#) (M. CHRISTENSEN: (415) 575-8742)
49 DUBOCE AVENUE – south side of Duboce Street between Valencia and Woodward Streets; Lot 039 in Assessor’s Block 3532 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.3 and 303, to allow an Industrial Agriculture use (cannabis cultivation) within a PDR-1-G (Production, Distribution and Repair – 1 – General) Zoning 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

SPEAKERS: = Rich Sucre – Staff presentation
 + Danny Visnich – Project presentation
 + Speaker – Support
 = Michael Christensen – Response to questions
 ACTION: Approved with Conditions

AYES: Fung, Johnson, Koppel, Melgar, Richards
 ABSENT: Moore
 ABSENT: [20536](#)

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. [2019-013111DRP](#) (D. WINSLOW: (415) 575-9159)
240 CHENERY STREET – between Miguel and Fairmount Streets; Lot 049 in Assessor’s Block 6685 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2019.0513.0493, proposing construction of property line windows to an existing one-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

SPEAKERS: = David Winslow – Staff report
 - Dave Wang – DR presentation
 - Speaker – Opposition
 - Joseph Infererra – Opposition
 - Arthur Ritchie – Opposition
 - Judy Stead – Opposition
 + Justin Zucker – Project presentation

ACTION: Took DR and Approved without property line windows and opaque treatment for the third window.

AYES: Johnson, Koppel, Melgar, Richards
 NAYS: Fung
 ABSENT: Moore
 DRA: [0667](#)

ADJOURNMENT 2:34 PM
 ADOPTED OCTOBER 17, 2019