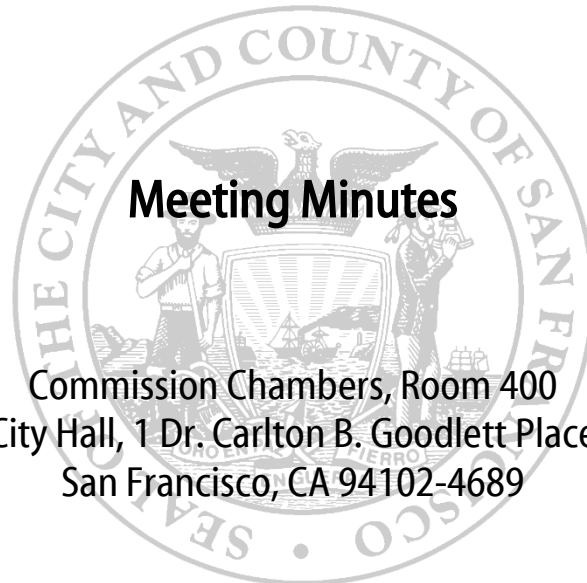


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, December 19, 2019
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 2:03 PM

STAFF IN ATTENDANCE: Aaron Starr, Maia Small, Trent Greenan, Christy Alexander, Stephanie Cisneros, Jeff Horn, Cathleen Campbell, Carolyn Fahey, Alex Westhoff, David Winslow, Delvin Washington, Jeff Joslin, 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. 2018-010941DRP (D. WINSLOW: (415) 575-9159)
2028-2030 LEAVENWORTH STREET – east side of Leavenworth Street between Filbert and Union Streets, Lot 010 of Assessor's Block 0098 (District 2) – Request for a **Discretionary Review** of Building Permit Application No. 2019.06.27.4546 which proposes to legalize the construction of 2nd and 3rd floor horizontal additions (approx. 60 sq. ft. total) at the rear of

the building located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The project includes removing an interior stair that connected/merged the two units on site (under active enforcement). 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 Continuance to January 16, 2020)

SPEAKERS: Georgia Schuttish – Fake Gmail account
 ACTION: Continued to January 16, 2020
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

- 1b. 2018-010941VAR (D. WINSLOW: (415) 575-9159)
2028-2030 LEAVENWORTH STREET – east side of Leavenworth Street between Filbert and Union Streets, Lot 010 of Assessor's Block 0098 (District 2) – Request for **Variance** from the Zoning Administrator to legalize the construction of 2nd and 3rd floor horizontal additions (approx. 60 sq. ft. total) at the rear of the building located within the required rear yard. Section 134 requires a rear yard of 25% of the total lot depth (18 feet – 3 inches). The project proposes to legalize the additions on the noncomplying building, which already encroaches into the required rear yard. The subject property is located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.
(Proposed for Continuance to January 16, 2020)

SPEAKERS: Same as item 1a.
 ACTION: Acting ZA continued to January 16, 2020

2. 2017-005154CUA (C. FAHEY: (415) 575-9139)
1300 COLUMBUS AVENUE – north side of Columbus Avenue between Leavenworth and North Point Streets; Lot 005 in Assessor's Block 0023 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.1, 303, and 304 to expand an existing hotel use and allow a Planned Unit Development with minor deviations from the provisions for height measurement. The project would construct an 87,620 square-foot, 174 room addition with 8,100 square feet of ground floor retail within a C-2 (Community Business) 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\(h\)](#).
(Proposed for Continuance to January 16, 2020)

SPEAKERS: None
 ACTION: Continued to January 16, 2020
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

3. 2018-002124CUA (C. ALEXANDER: (415) 575-8724)
54 04TH STREET – west side of 4th Street and between Market and Mission Streets; Lot 034 in Assessor's Block 3705 (District 13) – Request for a **Conditional Use Authorization** for hotel use pursuant to Planning Code Sections 210.2 and 303. The Project proposes a conversion of the 68 vacant residential hotel rooms (SROs) to tourist use. The subject property (Mosser Hotel) currently contains 81 residential hotel rooms and 87 tourist hotel

rooms for a total of 168 rooms within a C-3-R (Downtown-Retail) Zoning District and 160-S Height and Bulk District. 13 tenants currently reside in the 81 residential hotel rooms, with 68 of them vacant. None of the existing tenants are proposed to be evicted. The Project Sponsor proposes to satisfy the one-for-one residential room replacement required by Administrative Code Section 41.13(a)(4) and (a)(5) by paying an in-lieu fee "to a public entity or nonprofit organization, which will use the funds to construct comparable units, an amount at least equal to 80% of the cost of construction of an equal number of comparable units plus site acquisition costs." 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 Continuance to January 16, 2020)

SPEAKERS: None
 ACTION: Continued to January 16, 2020
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

4. 2019-016568CUA (J. HORN: (415) 575-6925)
2255 JUDAH STREET – southwest corner of intersection of Judah Street and 28th Avenue, Lot 036 in Assessor's Block 1826 (District 4) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 710 to establish a Formula Retail use (dba "Mathnasium", a tutoring service) within an existing 1,540 square foot retail-commercial space at the ground floor of the subject property within a NC-1 (Neighborhood Commercial Cluster District) 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 for Continuance to January 23, 2020)

SPEAKERS: Justin Zucker – Continuance
 ACTION: Continued to January 30, 2020
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

5. 2009.0885B (C. TEAGUE (415) 575-9081)
1100 VAN NESS AVENUE – located on the east side of Van Ness Avenue between Cedar and Geary Streets; Assessor's Block 0694, Lots 029 and 030 (District 6) – **Allocation Revocation** of square footage under the Annual Office Development Limitation Program set forth in Planning Code Sections 320 through 324. Pursuant to [1] the provisions of Planning Code Section 321(d)(2), [2] Conditions of Approval contained in Planning Commission Motion No. 18890, and [3] Planning Commission policy set forth in Planning Commission Resolution 17846A, the Planning Commission will consider revoking approximately 52,000 square feet of office space allocated in 2013 for a new office building. The proposal would not result in any physical changes to the subject property.

Preliminary Recommendation: Revoke Office Allocation

(Continued from Regular hearing on November 21, 2019)

(Proposed for Indefinite Continuance)

SPEAKERS: None

ACTION: Continued Indefinitely
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: 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

6. [2019-013953CUA](#) (C. CAMPBELL: (415) 575-8732)
196 STATES STREET – northeast side of States Street between Castro and Levant Streets, Lot 012 in Assessor’s Block 2620 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 249.77 and 303 to construct a New 2-Unit 4-Story, Over Basement, Residential Structure, of approximately 5,579 square feet, fronting Museum Way on an existing vacant through-lot, within a RH-2 (Residential House, Two-Family) Zoning District, 40-X Height and Bulk District, and Corona Heights Large Residence Special Use 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: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20603](#)

C. COMMISSION MATTERS

7. Consideration of Adoption:
- [Draft Minutes for December 5, 2019 – Closed Session](#)
 - [Draft Minutes for December 5, 2019 – Regular](#)

SPEAKERS: None
 ACTION: Adopted
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

8. Commission Comments/Questions

Commissioner Moore:

I wanted to ask why States Street was on consent. Typically, housing projects are not. No answer necessary. The second comment is I would like the Commission to take a very close look at the package submitted for 196 States Street which I consider to be an exceptionally well-put together package. It should raise the bar for how we look at packages. And that's why I ask that each of you pull out the package and look at it. Those would be my only comments.

Commissioner Diamond:

I had an inquiry for Director Rahaim and I know he's not here but I did talk to him about it yesterday and told him I would be raising it today. So, hopefully you can convey this to him. And that has to do with deciding whether or not the staff can present more information, current information to the Commission on the issues of displacement and gentrification. There's four places where I feel like additional information would be really helpful. The first is presentation of the data that's available on the causes and effects and the impacts and what you have been seeing. Second is the community, what you are hearing from the community activists in the areas that undergo the most impact from the issues of displacement and gentrification. The third is some kind of analysis as to how the regulatory system that was put in place a number of years ago to deal with these issues is actually working or not working. And then the fourth is guidance about what changes, if any, might be suggested either to guidelines or regulations or the planning code, if in fact we feel like the goals or the intent is not being accomplished based upon the data and the community group input.

Jeff Joslin:

I'm confident that you just communicated that to him directly. He's unable to be here today, but I suspect he's there. But I will so communicate.

Commissioner Diamond:

And I -- what we had talked about is, at least my hope, and he thought he could do this before he left because it feels like to start this with the new director, I would really like to understand where we are on these issues before he moves on.

President Melgar:

Thank you, Commissioner Diamond. So, I will just chime in and say that one of the things that we have been working on as a Commission was -- and that was outstanding in the work plan was some methodology around racial impact and economic impact. And so the Department has done a lot of work in that, but we haven't quite attached a methodology for assessing the impact of development, racially and economically. And so some of us have been pushing for that. And thank you for having your voice. That's something that's been needed. And in fact, we have had this conversation about density and supply and demand and looking after the passage of the Housing Accountability Act. There has been a call about being able to quantify, like have a Housing Accountability Act score. And some of us have also said that along with that, we need some kind of scoring system or methodology for assessing the racial and economic impacts of development in all communities, but particularly those that are facing gentrification and displacement. So I thank you for saying that. I think that we need something.

Commissioner Diamond:

So, I want to acknowledge, I know a great deal of work has gone on in this area, both by the Department and the Commission. And I would just like to know where we are so that as we make decisions going forward, I understand the context.

President Melgar:

Yes. And what I was going to say that there has been a deal of work, but we still don't have what you are asking for. So, I wanted to also chime in and say I was reading this fascinating

push in the city of Philadelphia to address the issue of the loss of canopy in Philadelphia. Apparently, they've lost something like a quarter of their tree canopy in the last ten years for various reasons, But they actually did the data analysis, and they put together a plan. And we have had efforts in San Francisco here and there. We did have the Planning Department staff come and talk to us about biodiversity in the city, which is really great. I would really love to know where we're at with our canopy in San Francisco and touching back on the issue of communities that are underserved. We do know that the urban canopy suffers in low-income communities, and that it has an effect on the heat generation in those communities and also all sorts of other stuff from run off, but it would be great to have some data on that as well. I noted when we saw that Calle 24 plan that those ficuses are in all the pictures because they are so beautiful, they are also at risk. So, I think that accounting for the canopy is also an important thing when we're planning for communities.

Commissioner Moore:

Also just following up and thank you for bringing that up, Commissioner Melgar. There was an article about environmental inequity as it relates to Los Angeles. Tree canopy in Los Angeles is obviously very lush and very dense in those areas [inaudible]. However, in dense neighborhoods where the basic needs zero or 3-foot property line development, there's hardly any tree coverage. And as temperatures are rising, there is a real, clearly evident inequity about how planting and tree canopy is applied. That is a recent article about Los Angeles. If you want to look it up, you can probably Google it.

D. DEPARTMENT MATTERS

9. Director's Announcements

Jeff Joslin:

First, in response to Commissioner Moore's question about State Street, a relatively modest project, no letters or comments received, either in opposition or support. For that reason it was placed on Consent. Of course, that could be modified at the Commission's will. No report from the director himself but I did want to take just a fleeting moment to thank you for your extraordinary and protracted service today on what hopefully will be the last duel hearing for some time. So thank you for that end of the year gift. No other comments.

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

Aaron Starr:

This week, the Land Use Committee considered the mayor and Supervisor Haney's ordinance that would allow certain interim activities at development sites that are proposing demolition. Commissioners, you heard this item way back on April 25th of this year and voted to recommend approval with modifications. The Commissioner's proposed modifications were: 1) to amend the requirement to increase residential density and instead require an increase in residential density only if there's an existing residential on the site; and 2) to clarify section 205.5 to clarify that retail use refers to use category retail and service. Public comment at the Land Use Committee for this item was positive and with about half a dozen people speaking in support of the item. At the hearing, most of the discussion focused on the types of uses allowed as interim activities. Originally the

ordinance allowed any entertainment arts and recreation use, any social service or philanthropic facility use, any homeless shelter use, any agriculture or beverage processing 1, light manufacturing or metal working use permitted either conditionally or principally in a PDR-1 district, any retail or institutional use regardless of use size and any use principally or conditionally permitted in the subject zoning district. And finally, any and or any office so long as such office space is at least 5,000 gross square feet and equal or greater square footage space is established for arts activities and/or light manufacturing use.

Supervisor Peskin made a motion to only include uses that are principally permitted in the subject zoning district and strike all other allowed uses. Supervisor Safai questioned whether this was too limiting and proposed keeping general entertainment uses and arts activities. There was also a discussion about keeping the office provision and they invoked the general entertainment and arts activities were kept in the amended version but the Planning Commission's recommended modifications did not make it into the amended ordinance. The Supervisors did indicate that they would continue to discuss this item now that it has been forwarded to the full board and further amendments are likely at the Board hearing.

At the full board this week, Supervisor Fewer's 100% Affordable Housing and Educator Housing Streamlining ordinance passed its second read and the Zoning Map Planning Code Amendment and Development Agreement for the Flower Mart passed their first read. And that's all I have for you today.

Jonas P. Ionin, Commission Secretary:

The Historic Preservation Commission did meet yesterday. They adopted a recommendation for approval for establishing the American Indian Cultural District. They recommended approval for a number of legacy business applications and they adopted a resolution endorsing the Racial and Social Equity Action Plan for the phase 1 that you have already adopted.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Demo calcs

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.

11. [2019-022159CWP](#) (M. SMALL: (415) 575-9160)
JAPANTOWN SPECIAL AREA DESIGN GUIDELINES – Adoption of the Japantown Special Area Design Guidelines, fulfilling a strategy outlined in the Japantown Cultural Heritage and Economic Sustainability Strategy adopted in 2013. These would apply, in concert with the Urban Design Guidelines, for all projects in the Japantown Neighborhood Commercial District (NCD), and for projects with 25 or more residential units, 150' or longer frontage, or non-residential uses in Residential districts within the Japantown Cultural District.
Preliminary Recommendation: Adopt

SPEAKERS: = Maia Small – Staff report
 = Trent Greenan – Staff report
 + Sandy Mori – Design guidelines
 + Glynis Nakahara – Support
 + Masahiro Inoue – Support
 + Karen Kai – Support
 + Robert Brosky - Support
 ACTION: Adopted
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 RESOLUTION: [20604](#)

12. [2014-000362ENVGPAPCAMAPDNXSHD](#) (C. ALEXANDER: (415) 575-8724)
1500 MISSION STREET – north side of Mission Street between South Van Ness Avenue and 11th Street, Lots 006 and 007 in Assessor’s Block 3506 (District 6) – **Informational Presentation** of the onsite 1% public art requirement.
Preliminary Recommendation: None – Informational

SPEAKERS: = Christy Alexander – Staff presentation
 + Jessica Silverman – Project presentation
 ACTION: None – Informational

13. [2018-011717CUA](#) (S. CISNEROS: (415) 575-9186)
1369 SANCHEZ STREET – east side of Sanchez Street between Cesar Chavez and 27th Street, Lot 027, Assessor’s Block 6579 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to legalize a tantamount to demolition of an existing three-story, two-unit residence and garage and construct a new three-story, two-unit residence with garage. The subject property is located with 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
 (Continued from Regular hearing on October 24, 2019)
Note: On October 24, 2019, after hearing and closing public comment; a motion to Approve with Conditions failed +2 -2 (Moore, Richards against; Melgar, Johnson absent), continued to December 19, 2019 by a vote of +4 -0 (Johnson, Melgar absent).

SPEAKERS: = Stephanie Cisneros – Staff report
 - Jerry Dratler – Illegal work
 - Georgia Schuttish – Demolition calculation
 - Kevin Chang – Precedent
 ACTION: After hearing and closing public comment; Continued to February 6, 2020 with direction to include an ADU.
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

14. [2018-012392CUA](#) (J. HORN: (415) 575-6925)
37 SATURN STREET – between Lower Terrace and the Saturn Street Steps; Lot 045 in Assessor’s Block 2646 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections Planning Code Sections 249.77 and 303 for a vertical and a horizontal rear addition to an existing single-family home, resulting in a rear yard that is less than 45% of entire lot area within a RH-2 (Residential-House, Two 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 November 21, 2019)
- SPEAKERS: = Jeff Horn – Staff report
 + Mark Thomas – Project presentation
 + Lauren Beusinger – Project presentation
 + Georgia Schuttish – Rear yards, loss of canopy
 = Stephanie Cisneros – Response to questions
- ACTION: Approved with Conditions
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20605](#)
15. [2017-000140CUA](#) (C. CAMPBELL: (415) 575-8732)
2299 MARKET STREET – southeast side of Market Street between Noe and 16th Streets, Lot 162 in Assessor’s Block 3564 (District 7) – Request a **Conditional Use Authorization**, pursuant to Planning Code Section 303, 303.1, and 764 to establish a Formula Retail Use (d.b.a. Dermalogica a.k.a Skin on Market, a skin care Retail Sales and Services use) within an existing 339 square feet tenant space (previously unoccupied) within the Upper Market Neighborhood Commercial Transit District and 50-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 Canceled hearing on November 14, 2019)
- SPEAKERS: = Cathleen Campbell – Staff report
 + Speaker – Project presentation
 + Jefferson McCarley – Support
- ACTION: Approved with Conditions
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20606](#)
16. [2019-001995CUA](#) (C. FAHEY: (415) 575-9139)
1 FRONT STREET – north side of Market Street between Front and Battery Streets; Lot 009 in Assessor’s Block 0266 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 210.2, and 145.4 to establish and legalize 5,200 square feet of Non-Retail Sales and Service use (dba First Republic Bank) located at the ground floor of the existing building. The space would function as First Republic’s employee café. An approximately 610 square foot area that fronts onto Market Street would remain Retail Sales and Service, accessible to the general public. The project is located within a

Downtown-Office (C-3-O) Zoning District and 275-E 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: = Carolyn Fahey – Staff report
 + Speaker – Project presentation
 + Crystal Bryant – Project presentation
 + Meghan Smith – Support
 + David Dubinsky – Support
 + Carlos Solis – Support
 + Ashley McCumber – Support
 + Virginia Sapira – Support
 + Julia Tucson – Support
 + Sarah Parish – Support
 + Kimberly Johnson – Support
 + Mohammed Fahmi – Support

ACTION: Approved with Conditions as amended
 AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20607](#)

17. [2019-006086CUA](#) (A. WESTHOFF: (415) 575-9120)
[40 12TH STREET](#) – southwest corner of 12th Street at Stevenson Street, Lot 004 of Assessor's Block 3505 (District 6) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2 and 752 for the establishment of a Cannabis Dispensary on the first floor and Mezzanine of an existing two-story building. The proposal will involve interior tenant improvements with no expansion of the building envelope. The Project includes a request for authorization of on-site cannabis consumption, including the smoking and vaporizing of cannabis. 2,634 square feet is proposed for cannabis sales, 1,195 square feet is proposed for consumption, and 1,720 square feet is proposed for accessory office use. The site is located within a NCT-3 (Moderate Scale Neighborhood Commercial Transit District) Zoning District, and 85-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: = Alex Westhoff – Staff report
 + Kevin Born – Project presentation
 + Speaker – Support

ACTION: Approved with Conditions
 AYES: Diamond, Johnson, Koppel, Melgar, Moore
 NAYS: Fung
 ABSENT: Richards
 MOTION: [20608](#)

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 October 24, 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). On August 29, 2019, after hearing and closing public comment; Continued October 24, 2019 with direction from the Commission by a vote of +4 -2 (Fung and Hillis against; Johnson absent). On October 24, 2019, without hearing, continued to December 19, 2019 by a vote of +4 -1 (Melgar absent).

SPEAKERS: = Jeff Horn – Staff report
 - Kevin Chang – DR presentation
 - Jerry Dratler – Opposition
 - Stephanie Peak – Opposition
 + Paul Dawson – Project presentation
 + Liz Bridges – Project presentation
 + Tim Morano – Support
 + Georgia Schuttish – 250k to small sites program

ACTION: Did Not Take DR; approved as proposed, including a finding recognizing the Sponsor’s voluntary gift (250k) to the City

AYES: Diamond, Fung, Johnson, Koppel

NAYS: Melgar, Moore

ABSENT: Richards

DRA: [0674](#)

- 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 October 24, 2019)

SPEAKERS: Same as item 18a.
ACTION: ZA closed the PH and took the matter under advisement

19. [2018-011578DRP](#) (D. WINSLOW: (415) 575-9159)
[2898 VALLEJO STREET](#) – at the corner of Baker Street; Lot 017 in Assessor’s Block 0955 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2019.0213.2822, proposing to infill the existing side setback at the 4th story and a portion of the 5th story within the required five-foot side (east) yard to accommodate a new interior stair, closet space, ADA bathroom, and internal elevator to an existing 5-story, single family house 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

SPEAKERS: = David Winslow – Staff report
- Mary Sangiacomo – DR presentation
+ Justin Zucker – Project presentation
- John Sangiacomo – Rebuttal
+ Andrew Junius – Response to questions
ACTION: No DR
AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore
ABSENT: Richards
DRA: [0675](#)

20. [2018-010655DRP-03](#) (D. WINSLOW: (415) 575-9159)
[2169 26TH AVENUE](#) – between Rivera and Quintara Streets; Lot 008B in Assessor’s Block 2191 (District 4) – Request for **Discretionary Review** of Building Permit Application No. 2018.0703.3738, proposing a horizontal and vertical addition to an existing 3-story single family home and subdivision of the existing 50’ x 120’ lot into two equally sized 25’ x 120’ lots that result in two single-family homes 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

SPEAKERS: None
ACTION: Without hearing; Continued to January 30, 2020
AYES: Diamond, Fung, Johnson, Koppel, Melgar
ABSENT: Moore, Richards

ADJOURNMENT 6:19 PM
ADOPTED JANUARY 9, 2020