

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, February 20, 2020
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:04 PM

STAFF IN ATTENDANCE: Diego Sanchez, Reanna Tong, Josh Switzky, Sue Exline, Mat Snyder, Esmeralda Jardines, Rich Sucre, Carolyn Fahey, Bridget Hicks, David Winslow, Elizabeth Gordon-Jonckheer, 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. 2018-001088CUA (G. PANTOJA: (415) 575-8741)
4211 26TH STREET – between Castro and Diamond Streets, Lot 037 in Assessor's Block 6562 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 for the demolition of an existing two-story, single-family residence

with an Unauthorized Dwelling Unit (UDU) and the construction of a three-story, single-family residence with an Accessory Dwelling Unit (ADU) 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: Approve with Conditions

(Proposed for Continuance to March 12, 2020)

SPEAKERS: Ozzie Rohm – Alternative continuance date
Anastasia Yovanopoulos – Alternative continuance date
Speaker – Alternative continuance date

ACTION: Continued to April 2, 2020

AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

ABSENT: Richards

2. 2019-000503DRP-03 (D. WINSLOW: (415) 575-9159)
2452 GREEN STREET – between Scott and Pierce Streets; Lot 011 in Assessor’s Block 0537 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2018.1106.5097, proposing a four-story horizontal addition connected via a one-story corridor at the front of the existing two-story, one-family dwelling which is located at the rear of the lot 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

(Proposed for Indefinite Continuance)

SPEAKERS: None

ACTION: Continued indefinitely

AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

ABSENT: Richards

3. 2019-020682CUA (K. WILBORN: (415) 575-9114)
2087 UNION STREET – located on the south side of Union Street between Webster and Buchanan Streets; Lot 015A in Assessor’s Block 0541 (District 2) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, 703.4, and 725, to permit a Massage Establishment use with the existing chair-massage space (d.b.a. “Serenity Wellness Spa”) in the second story of a two-story commercial building within the Union Street Neighborhood Commercial District (NCD) 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

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

4. [2019-004211CUA](#) (C. FAHEY: (415) 575-9139)
3829 24TH STREET – located on the south side of 24th Street between Vicksburg and Sanchez Streets; Lot 028 in Assessor’s Block 6509 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, for a change of use from dry cleaners to Limited Restaurant and Retail Sales (dba Four Star Market) within the 24th Street Noe Valley NCD (Neighborhood Commercial) Zoning District. This Project was reviewed as a CB3P (Community Business Priority Processing Program) Project. 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 February 13, 2020)

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
 ABSENT: Richards
 MOTION: [20659](#)

C. COMMISSION MATTERS

5. Consideration of Adoption:
 • [Draft Minutes for February 6, 2020](#)
- SPEAKERS: None
 ACTION: Adopted
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
 ABSENT: Richards

6. Commission Comments/Questions

None

D. DEPARTMENT MATTERS

7. Director’s Announcements

None

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

Jonas P. Ionin, Commission Secretary:

There is no report from the Board – from either board actually of Supervisors or Board of Appeals. The Historic Preservation Commission did meet yesterday and one item of interest to the Planning Commission could be the Spreckles Temple of Music, the outdoor auditorium, or bandshell rather, as part of the 150th anniversary celebration of Golden Gate Park. They are proposing some improvements to it. They are doing some maintenance work as well as including sort of a temporary lighting installation, so the Historic Preservation Commission acted approving all but one portion of the temporary installation, eliminating the word sign that would sit above the bandstand and they felt that would be too distracting.

E. GENERAL PUBLIC COMMENT

SPEAKERS: George Wooding – Rich Hillis
 Tes Welborn – Rich Hillis
 Jerry Dratler – Rich Hillis
 Anastasia Yovanopoulos – Rich Hillis
 Kathleen Courtney – Rich Hillis
 Gary Weiss – Rich Hillis
 Ozzie Rohm – Rich Hillis
 Speaker – Rich Hillis
 Renee Curran – Rich Hillis
 Lori Liederman – Rich Hillis
 Victoria Hanson – Tenant displacement

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.

9. [2020-000083PCA](#) (D. SANCHEZ: (415) 575-9082)
OCEAN AVENUE LOT MERGERS, NEIGHBORHOOD NOTICE AND ZONING CONTROLS – Planning Code Amendments introduced by Supervisor Yee amending the Planning Code to require consideration of smaller commercial spaces when creating large lots, limiting lot frontages to 50 feet on Ocean Avenue, creating an exception from neighborhood notices for certain uses in the Ocean Avenue Neighborhood Commercial Transit District, and adding Arts Activity as a use to the Ocean Avenue Neighborhood Commercial Transit District; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Diego Sanchez – Staff report
 + Jen Low, Aide to Sup. Yee – Proposed legislation
 + Tom Radulovich – Support
 + Neil Ballard – Support
 + Dan Weaver – Support

ACTION: Approved with Modifications as amended to include flexible retail and having considered notification.
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
 ABSENT: Richards
 RESOLUTION: [20660](#)

- 10a. [2020-000084PCAMAP](#) (R. TONG: (415) 575-9193)
BAYVIEW INDUSTRIAL TRIANGLE ZONING UPDATE – Planning Code and Zoning Map Amendments introduced by Supervisor Walton, amending the Planning Code by amending the Zoning Maps, including zoning and height and bulk limits, to change the use classification and height and bulk limits of parcels in the Bayview Industrial Triangle Redevelopment Project Area; make approval findings under the California Environmental Quality Act; and make findings of consistency with the General Plan and the eight priority policies of the Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code Section 302.
Preliminary Recommendation: Approve

SPEAKERS:

- = Reanna Tong – Staff report
- + Percy Burch, Aide to Sup. Walton – Proposed legislation
- + Supervisor Walton – Proposed legislation
- Lily Wu – Opposition
- + Katherine Zhang – Support
- John Moffly – Opposition
- + Manaj Daniels – Support
- + Jeff Boyd – Support
- + Julia Chen – Rise Preparatory, plus amendment
- + Jayla Jordan – Cannabis restriction zone
- + Rev. Dr. Carolyn Scott – Rise Preparatory
- John Tague – PDR
- + Francisco De Costa – Contaminated hot spots
- Andrew Caltunia – Opposition
- = Corey Smith – Money, process, zoning
- Chris Harvey – Opposition, flexible zoning
- Robert Fallon – Opposition, flexible zoning
- Speaker – Changes to zoning
- Ryan Patterson – Project description, SB 330
- Vincent Wu – Short sided
- Laura Foote – Missed opportunity
- Joe Garvey – Vehicle ownership, break-ins, Bayview CAC endorsement
- Speaker – Future residents
- Shane O’Conner – More density
- = Tom Radulovich – Proposed modifications
- + Mark Clayman – Existing business investments
- = Kate McGee – Redevelopment plan failed
- + Michael Jannis – Vibrancy
- Todd David – Housing
- Steve Vettel – SB 330
- Redman Lyons – Street level PDR
- = Josh Switzky – Response to questions

= Sue Exline – Response to questions

ACTION: Approved recommending consideration for the Bayview Plaza site.
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
 ABSENT: Richards
 RESOLUTION: 20661

- 10b. [2020-000585PCAMAP](#) (R. TONG: (415) 575-9193)
BAYVIEW INDUSTRIAL TRIANGLE ZONING CANNABIS RESTRICTED USE DISTRICT – Planning Code and Zoning Map Amendments introduced by Supervisor Walton, amending the Planning Code and Zoning Map to establish the Bayview Industrial Triangle Cannabis Restricted Use District; making approval findings under the California Environmental Quality Act; and making findings of consistency with the General Plan and eight priorities of the Planning Code 101.1, and findings of public necessity, convenience, and welfare under Planning Code Section 302. The Restricted Use District would prohibit Medical Cannabis Dispensaries and Cannabis Retail within the Bayview Industrial Triangle, limits of which are determined by the Bayview Industrial Triangle Redevelopment Plan, adopted on July 1, 1980.

Preliminary Recommendation: Approve

SPEAKERS: Same as item 10a.
 ACTION: Approved
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
 ABSENT: Richards
 RESOLUTION: 20662

- 12a. [2007.0168CUA-02](#) (M. SNYDER: (415) 575-6891)
HUNTERS VIEW HOPE SF DEVELOPMENT PROJECT – 227–229 West Point Road, Hunters View is generally located along Middle Point Road between Evans Avenue and Innes Avenue and along Fairfax Avenue between Keith Street and Middle Point Road, all Lots in Assessor's Block 4624 (District 10) – Request to modify **Planned Unit Development** originally approved under Planning Commission Motion No. 17621 (pursuant to Planning Code Sections 303 and 304), which facilitated the complete reconstruction of the 22.5-acre Hunters View housing development, including the demolition of the previously existing 267 units, and the construction of 800 new units (replacement affordable units, new affordable units, and market rate units), approximately 6,400 gsf of retail, 21,600 gsf of community space, and new streets and publicly accessible parks and open space. This modification would change the conditions of approval by: (1) extending the period of performance for another ten years; (2) allowing ten-percent modifications from the Design-for-Development standards; and (3) requiring that the Commission be notified of subsequent phases rather than requiring automatic informational presentations before the Commission; and amending the Hunters View Design-for-Development document by (1) allowing two buildings on lots 14 and 17 up to a height of 65-feet, as allowed by PC Sec. 263.23(c)(5) and within the height limits of the 40/65-X Height and Bulk District; (2) enabling some required usable open space be met on adjacent newly created public open space; (3) enabling the reconfiguration of two of the parks in the development; (4) clarifying parking ally entries are not subject to parking garage dimension requirements; and (5) removing the project-specific parking requirement to allow parking controls be determined by the underlying zoning. The subject site is within a RM-1 (Residential, Mixed, Low Density) District, Hunters View Special Use District, and

new ground-floor retail and restaurant/bars, thus resulting in a 200-foot tall building; and, new construction of a 27-story, 350-foot tall office building with ground-floor retail. The new mixed-use buildings will cumulatively include a total of approximately 1.5M gross square feet with approximately 493,115 gross square feet of office use (existing and proposed), up to approximately 42,013 gross square feet of PDR use, approximately 37,551 gross square feet of retail use, 1,000 gross square feet of which will be micro-retail, approximately 221,965 gross square feet of hotel use, and approximately 14,000 gross square feet of child care use plus dedicated outdoor space, approximately 322 off-street below-grade parking spaces (including 13 car share spaces), 5 off-street freight loading spaces plus 8 service vehicles, and 386 bicycle parking spaces (308 Class I, 78 Class II). The Project includes approximately 26,625 square feet of on-site open space including residential usable open space and approximately 14,655 square feet of indoor and outdoor privately-owned public open space (POPOS), including a mid-block pedestrian alley (Hawthorne Street Plaza). The project site is identified as a "key site" in the Central SoMa Area Plan and is anticipated to provide qualified amenities including but not limited to a POPOS plaza, improved pedestrian networks, inclusionary affordable housing exceeding the requirements in PC Section 415, and an on-site childcare facility that will exceed the minimum size requirements of the Planning Code. The project qualifies for a special height exception to allow Block No. 3763, Lot 015 an increased height limit of 200 feet, as well as, an increased height limit of 350 feet for Block No. 3763, Lots: 078, 079, 080, 080A, 081, 099, 100, and 101 per Section 263.33. Under the Large Project Authorization the Project requests exceptions from the following Planning Code requirements: PC Section 132.4 [Streetwall Articulation, Setbacks and Tower Separation]; PC Section 135 (h) and 135.3 [Usable Open Space]; PC Section 145.1 and 249.78(c)(1) [Street Frontages: Active Use and Transparency]; PC Section 145.4 [Ground Floor Commercial]; PC Section 261.1 [Narrow and Mid-Block Alley Controls]; PC Section 270(h) [Central SoMa Bulk Controls]; PC Section 270.1 [Horizontal Mass Reduction]; and PC Section 249.78 [Micro-Retail, Childcare, Lot Coverage, and Wind]. The project site is located in the CMUO (Central SoMa Mixed-Use Office) Zoning District, Central SoMa Special Use District, and 130-CS-200-CS; 130-CS-350-CS; 350-CS 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

SPEAKERS: = Esmeralda Jardines – Staff report
 + Sharon Lai – Project presentation
 + Leo Chan – Design presentation
 + Lydia Healy – Land dedication option
 + Laura Foote – Support
 + Sam Moss – Support
 + Cliff Levathal – Support
 + Alex Lansberg – Support
 + Henry Karnilowicz – Support
 + Carla Lorell – Support
 + Rudy Corpuz – Support
 + Cynthia Gomez – Support
 + Ethan – Support
 + David Woo – Support
 + Theo Gordon – Support
 + Beverly Melugin – Support

+ Maggie Campbell – Support
 + Emily Abraham – Support
 + Diego Hernandez – Support
 + Marcus DuPlessis – Support
 + David Baker – Support
 + Dante Johnson – Support
 + Leonard Basoco – Support
 + Connie Ford – Support
 + Todd David – Support
 + John Elberling – Support

ACTION: Approved with Conditions with corrections submitted by Staff
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
 ABSENT: Richards
 MOTION: 20665

14b. [2012.1384OFA](#) (E. JARDINES: (415) 575-9144)

ONE VASSAR – located on the southwest intersection of 2nd and Harrison Streets, east and west of Vassar Place, and north of Perry Street, Lots: 001, 078, 079, 080, 080A, 081, 099, 100, 101, 105, 112, and 113, Block 3763 (District 6) – Request for **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 for the demolition of the existing office building measuring approximately 65,100 gross square feet, and to authorize up to 430,000 gross square feet from the Office Development Annual Limit. The project site is located in the CMUO (Central SoMa Mixed-Use Office) Zoning District, Central SoMa Special Use District, and 130-CS-200-CS; 130-CS-350-CS; 350-CS Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 14a.
 ACTION: Approved with Conditions with corrections submitted by Staff
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
 ABSENT: Richards
 MOTION: 20666

14c. [2012.1384CUA](#) (E. JARDINES: (415) 575-9144)

ONE VASSAR – located on the southwest intersection of 2nd and Harrison Streets, east and west of Vassar Place, and north of Perry Street, Lots: 001, 078, 079, 080, 080A, 081, 099, 100, 101, 105, 112, and 113, Block 3763 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 848, to establish a hotel use within the Central SoMa Mixed Use (CMUO) Zoning District. The proposed project includes new construction of a 15-story vertical addition to an existing four-story PDR/office building, thus resulting in a 200-ft tall hotel building with 221,965 gross square feet of hotel, 63,115 gross square feet of office (existing), 42,013 gross square feet of PDR, and 31,101 gross square feet of retail. The project site is located in the CMUO (Central SoMa Mixed-Use Office) Zoning District, Central SoMa Special Use District, and 130-CS-200-CS; 130-CS-350-CS; 350-CS Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 14a.
 ACTION: Approved with Conditions with corrections submitted by Staff
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

ABSENT: Richards
MOTION: 20667

- 14d. [2012.1384VAR](#) (E. JARDINES: (415) 575-9144)
ONE VASSAR – located on the southwest intersection of 2nd and Harrison Streets, east and west of Vassar Place, and north of Perry Street, Lots: 001, 078, 079, 080, 080A, 081, 099, 100, 101, 105, 112, and 113, Block 3763 (District 6) – Request for a **Variance**, pursuant to Planning Code (PC) Sections: 145.1 [Street Frontage Ground Floor Ceiling Height, Parking Setbacks and Off-street Parking and Loading entrances]; 155 (d) [Required Enclosure of a Private Service Driveway]; 155 (r) [Curb Cut Prohibition on 2nd Street]. The Project Sponsor must also obtain an Administrative Waiver and Modification from the Zoning Administrator for PC Section 155.2 [Location of required Class 1 bicycle parking], PC Sections 152.1 and 161 [Location of Off-Street Freight Loading], and PC Section 155.4 [Location of Required Shower and Lockers], for the proposed Project involving construction of three new mixed-use buildings that will cumulatively include a total of approximately 1.5M square feet with approximately 510,580 gross square feet of office use (existing and proposed), up to approximately 42,013 gross square feet of PDR use, approximately 37,551 gross square feet of retail use, 1,000 gross square feet of which will be micro-retail, approximately 221,965 gross square feet of hotel use, and approximately 14,000 square feet of child care use plus dedicated outdoor space, approximately 322 off-street below-grade parking spaces (including 13 car share spaces), 5 off-street freight loading spaces plus 8 service vehicles, and 386 bicycle parking spaces (308 Class I, 78 Class II). The project site is located in the CMUO Zoning District, Central SoMa Special Use District, and 130-CS-200-CS; 130-CS-350-CS; 350-CS Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions

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

11. [2009.3461CWP](#) (M. SNYDER: (415) 575-6891)
AREA PLAN IMPLEMENTATION UPDATE AND INTER-DEPARTMENT PLAN IMPLEMENTATION COMMITTEE (IPIC) REPORT – Informational Presentation on the activities of the Department's Plan Implementation Group, including overview progress toward funding infrastructure projects called for in adopted area plans and coordination with CACs. Presentation of 2019 Interdepartmental Plan Implementation Committee (IPIC) Report, which includes capital planning accomplishments and recommendations for each plan area.
Preliminary Recommendation: None – Informational

SPEAKERS: = Mat Snyder – Staff report
ACTION: Reviewed and Commented

13. [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\(h\)](#).

Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on January 16, 2020)

SPEAKERS: = Carolyn Fahey – Staff presentation
+ Jodie Knight – Project sponsor presentation
+ Matt Soisson – Project sponsor presentation
- David Carl – Visibility
+ Randall Scott – No objections
ACTION: Approved with Conditions
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
ABSENT: Richards
MOTION: [20668](#)

15. [2019-014039CUA](#) (B. HICKS: (415) 575-9054)
1735 POLK STREET – west side of Polk Street between Washington Street and Clay Street; Lot 002 in Assessor’s Block 0619 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 723 to establish an approximately 4,400 square foot cannabis retail use and personal service use (d.b.a. Mad River Wellness). The Project will occupy the existing ground floor retail space within in the three-story residential and commercial building in the Polk Street NCD (Neighborhood Commercial) Zoning District and 65-A 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 February 6, 2020)
Note: On February 6, 2020, after hearing and closing public comment, continued to February 20, 2020 with direction from the Commission by a vote of +5 -0 (Richards absent).

SPEAKERS: = Bridget Hicks – Staff presentation
+ Speaker – Project sponsor presentation
ACTION: Approved with Conditions to include a prohibition of on-site consumption (C license).
AYES: Diamond, Fung, Imperial, Johnson, Koppel
NAYS: Moore
ABSENT: Richards
MOTION: 20669

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.

16. [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: Take Discretionary Review and Approve with Modifications
(Continued from Regular hearing on January 30, 2020)

SPEAKERS: = David Winslow – Staff presentation
 - Alma Landi – DR requestor 1
 - Eileen Roddy – DR requestor 2
 - Amy Wong – DR requestor 3
 - Loretta Rotti – For profit
 - Eileen Boken – Short term rentals
 + Kai Chan – Project sponsor presentation
 + Speaker – Project sponsor presentation
 - Jay Roddy – Protect home
 - Alex Wong – DR requestor

ACTION: Took DR and Approved with modifications to include:
 1. Match the lightwell by 75%; and
 2. No roof deck on front unoccupied portion.

AYES: Diamond, Fung, Johnson, Moore, Imperial

NAYS: Koppel

ABSENT: Richards

DRA: [685](#)

17. [2019-000650DRP-02](#) (D. WINSLOW: (415) 575-9159)
[617 SANCHEZ STREET](#) – between 19th and Cumberland Streets; 055 in Assessor's Block 3600 (District 7) – Request for **Discretionary Review** of Building Permit 2019.0115.0390 and 2019.0115.0391 for the demolition of an existing 2-story, approximately 1,000 square foot, one-bedroom, one-bath single-family home and detached garage, and construction of a new four-story (three-stories over basement), 4,149 square foot, four-bedroom, four and a half-bath, single-family home within a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular hearing on January 23, 2020)

SPEAKERS: = David Winslow – Staff presentation
 - Sue Hestor – DR requestor
 - Benafsha Irani – DR requestor 2
 - Brian Higginbotham – DR requestor 1
 - Ralph Higgs – 621 Sanchez
 + Jodie Knight – Project sponsor presentation
 + Robert Edmonds – Project sponsor presentation

ACTION: No DR, Approved as proposed

AYES: Diamond, Fung, Johnson, Koppel

NAYS: Imperial, Moore

ABSENT: Richards
DRA: [686](#)

18. [2018-007763DRP-05](#) (D. WINSLOW: (415) 575-9159)
66 MOUNTAIN SPRING AVENUE – near Glenbrook Avenue; 025 in Assessor’s Block 2706 (District 7) – Request for **Discretionary Review** of Building Permit 2018.0517.9469 for the demolition of an existing two-story-over-basement single-family home and the construction of a new three-story single-family home 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

SPEAKERS: = David Winslow – Staff presentation
- Margaret Niver – DR requestor 4
- Mike Donovan – DR requestor 6
- Dagmar Beyerlein – DR requestor 3
- Rosemarie McGuinness – DR requestor 1
+ John Kevlin – Project sponsor presentation
+ Brad Terrell – Project sponsor presentation
+ Jonathan – Reasonable
+ James Nunnemacher – Support
+ Speaker – Meets requirement
+ Jean Paul Samaha – Staff recommendations
+ Kevin McCollom – Two levels
+ Michael Cassidy – NIMBYism
+ Michael Stack – Modest
+ Clint Carlton – Fits in my area
+ Joe Cassidy – Approve
+ Sean Capron – Approve

ACTION: Took DR and Approved with modifications to include:
1. Eliminate west property line windows at the upper two floors;
2. Notch the building on the northwest side at the upper two floors; and
3. Reduce the roof deck (ten feet from side walls and an additional five feet from the front).

AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
ABSENT: Richards
DRA: [687](#)

ADJOURNMENT 9:30 PM
ADOPTED MARCH 5, 2020