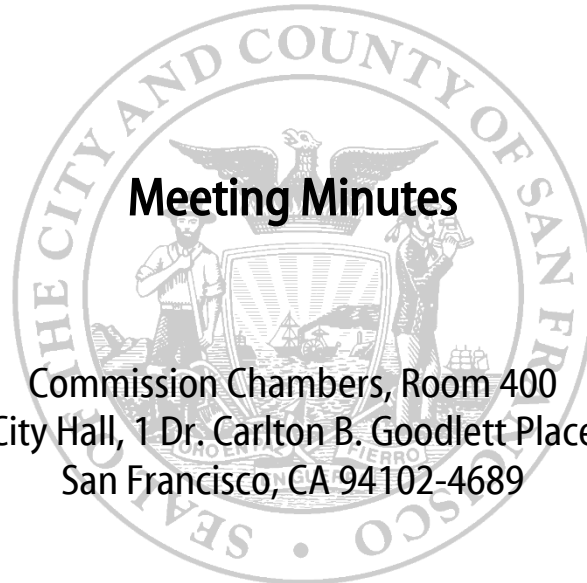


# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, February 27, 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 1:01 PM

STAFF IN ATTENDANCE: Aaron Starr, Samantha Updegrave, Chris May, Jeanie Poling, Matt Dito, David Winslow, Claudine Asbagh, 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. 2020-000052PCA (V. FLORES: (415) 575-9173)  
STANDARD ENVIRONMENTAL CONDITIONS OF APPROVAL – Administrative and Planning Code Amendments to authorize the Planning Commission to standardize policies and conditions that avoid or lessen common environmental impacts of development projects, and create a program to apply those policies and conditions to development projects, as applicable, as standard environmental conditions of approval, in order to protect public

health, safety, welfare and the environment while expediting environmental review for housing and other development projects; affirming the Planning Department's determination under the California Environmental Quality Act (CEQA); and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare findings under Planning Code, Section 302.

*Preliminary Recommendation: Approve*

**(Proposed for Continuance to March 19, 2020)**

SPEAKERS: None  
 ACTION: Continued to March 19, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards

- 2a. 2018-011430CUA (C. MAY: (415) 575-9087)  
1776 GREEN STREET – north side of Green Street between Octavia and Gough Streets, Lot 006 in Assessor's Block 0544 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 to permit a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five new residential units within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. The Conditional Use Authorization request is to exceed the principally permitted dwelling unit density limit for the respective zoning 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 9, 2020)

**Note: On November 7, 2019, after hearing and closing public comment; Continued to December 5, 2019 by a vote of +6 -0. On December 5, 2019, without hearing, continued to January 9, 2020 by a vote of +7 -0. On January 9, 2020, without hearing, continued to February 27, 2020 by a vote of +6 -0 (Richards absent).**

**(Proposed for Continuance to May 7, 2020)**

SPEAKERS: None  
 ACTION: Continued Indefinitely  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards

- 2b. 2018-011430VAR (C. MAY: (415) 575-9087)  
1776 GREEN STREET – north side of Green Street between Octavia and Gough Streets, Lot 006 in Assessor's Block 0544 (District 2) – Request for **Variations** from the front setback and rear yard requirements of Planning Code Sections 132 and 134, respectively, to permit a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five new residential units within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.  
 (Continued from Regular hearing on January 9, 2020)  
**(Proposed for Continuance to May 7, 2020)**

SPEAKERS: None  
 ACTION: Acting ZA Continued Indefinitely

- Richards  
(D. WINSLOW: (415) 575-9159)
- 3a. 2018-002825DRP  
780 KANSAS STREET – west side of Kansas Street between 19<sup>th</sup> and 20<sup>th</sup> Streets; Lot 013A in Assessor’s Block 4074 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2018.0221.1876 for construction of a vertical and horizontal addition to create a fourth-floor sunroom with a roof deck above; enlarge the existing three floors; create roof decks at the second and fourth floors; add a garage at the ground floor; and remodel and reconfigure the interior of the existing two units within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The existing building is located within the required rear yard and the proposed addition would result in additional encroachment. 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 23, 2020)  
**(Proposed for Indefinite Continuance)**
- SPEAKERS: None  
 ACTION: Continued to March 5, 2020  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards
- 3b. 2018-002825VAR (D. WINSLOW: (415) 575-9159)  
780 KANSAS STREET – west side of Kansas Street between 19<sup>th</sup> and 20<sup>th</sup> Streets, Lot 013A of Assessor’s Block 4074 (District 2) – Request for **Variance** from the Zoning Administrator to construct a vertical and horizontal addition on an existing two-dwelling unit building and to add a garage at the ground floor. The subject lot is irregularly shaped and is approximately 600 square feet smaller than the required minimum lot area of 2,500 square feet. The subject lot measures 25-feet wide and has an average lot depth of approximately 78 feet. The existing building is non-conforming in that it extends into the required rear yard and exceeds the permitted 12-foot projection and the proposed addition would result in additional encroachment (to 29 feet 7 inches to the rear property line). Planning Code Section 134 requires the subject property to maintain a rear yard of 36 feet 8 inches. Therefore, a rear yard variance is required. The subject property is located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.  
 (Continued from Regular hearing on January 23, 2020)  
**(Proposed for Indefinite Continuance)**
- SPEAKERS: None  
 ACTION: Acting ZA Continued to March 5, 2020
4. 2018-014949DRP (D. WINSLOW: (415) 575-9159)  
4428 23<sup>RD</sup> STREET – between Grandview and Hoffman Avenue; 011 in Assessor’s Block 2801 (District 8) – Request for **Discretionary Review** of Building Permit 2018.1212.8116 for the construction of a rear horizontal addition and 4th-story vertical addition, resulting in a height increase of 2’-6”, to 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*

**WITHDRAWN**

SPEAKERS: None  
ACTION: Withdrawn

**B. COMMISSION MATTERS**

5. Consideration of Adoption:
- [Draft Minutes for February 13, 2020](#)

SPEAKERS: Georgia Schuttish – Correction  
ACTION: Adopted as Corrected  
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
ABSENT: Richards

6. Commission Comments/Questions - None

**C. DEPARTMENT MATTERS**

7. Director's Announcements

**John Rahaim, Planning Director:**

Good afternoon, everyone. Good afternoon, Commissioners. If you'll bear with me just for a couple of minutes. It's hard to imagine that this is my last time sitting in this chair. It's going to be a little harder than I thought. It's been my great honor and my challenge of my career to be here. And I want to thank you all for that. This Commission has been an incredible supporter of me and the Department over the last 12 years. And I just wanted to mention a couple of things that I – that kind of moving forward in my career and for you all. You know I've been doing this now for 37 years in three different cities. And what I've learned over the last several decades is that we do, in fact, need to grow our cities and grow our cities substantially to accommodate the changes that we're seeing here and across the world, but I also think that we have to change the way we do our work to accommodate that growth gracefully and with soul and without displacement. And I really have come to believe that we can do that, but we have to do it by thinking differently about how we do some of our work. I think it is one of the challenges of the last decade for me, and the department has been responding to the incredible pace of change, which has been greater than the changes in many, many years of before. And I think that pace of change will continue, and it will accelerate. And I do think that it's important upon -- it's incumbent upon this Commission and the Department and the City as a whole to kind of learn how to be more nimble in responding to that change. City government, also, is not very nimble, but somehow these changes are coming at us at a pace that we never anticipated before. So, my advice as you go forward is to try to be more nimble in responding to that change. And embracing the notion that we can grow without displacement and grow with soul as the city continues on this trajectory. So, I thank you all again for this great honor.

**Commissioner Johnson:**

John, it has been a great honor to get to know you personally and professionally. From the day that I met you until now, I'm incredibly just always struck by your kindness and your

fierceness, your generosity and your grace. And your leadership that has both soul and a deep love for the city, for the people that you work with and for the larger calling that we all have to figure out how, who we are and who we're becoming as a city. Thank you so much for your leadership. And I hear your call and your invitation to us as we carry forward with the work and we will work to honor it. Thank you.

**Commissioner Fung:**

Good fortune, John and enjoy your new endeavors.

**Commissioner Diamond:**

As I said to you, I really wish I had more time to work with you. The last two months have just been inspiring watching your leadership. And I wish you the best of luck in the next endeavor and take to heart with your words.

**Commissioner Moore:**

John, I was the only here who actually recommended you to Mayor Newsom. There are no disappointments and thank you for taking on the challenges that this Commission has posed to you. There are commissions who are more used to following in lockstep and agreeing this Commission had daring. And you had the fortitude and strength to stand with those challenges. It was great to have you. You will be sorely missed, and I hope that our paths will not just kind of go off in different directions, but that you'll stay close to where you actually belong now. Thank you.

**President Koppel:**

So, I had the honor of emceeding a going away party for Director Rahaim. And it's very fitting that we're up there literally with the bird's-eye view of the city seeing with our own eyes what this guy has been able to accomplish within our skyline. Nine area plans. This gentleman oversaw with almost 64,000 units of housing approved. So, no one can point a finger at John for not getting housing approved. And one other thing, I came here to these hearings starting off on the public side of the room and didn't really know as much about John as I do now, the ability for you to come in when we're all over the place and confused and able to just kind of wrangle us and get us in one formidable direction. I appreciate all your leadership and your help all along the way. Thanks a lot.

**Commissioner Imperial:**

I'm very very new here, but I've also seen Planning Commission and you as a public person. And I've also seen the growth, but I've also seen your growth, too. So, I wish you all the luck and have a good retirement. Enjoy it.

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

I'll just briefly say, John, thank you for your leadership and direction you've provided to the Department.

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

**Aaron Starr:**  
**Land Use Committee**

- [190454](#) Planning Code - Obstructions in Required Setbacks, Yards, and Usable Open Space. Sponsor: Planning Commission. Staff: Merlone.

First on the land use agenda was the Commission Initiated Ordinance that would make amendments to Section 136. The Ordinance would allow architectural projections to extend 4 feet over streets and alleys and would allow bay windows that do not meet the bay window dimensional standards but otherwise meet massing standards to seek a Zoning Administrator Waiver. The Commission heard and approved the Ordinance on October 4, 2018.

After staff gave a presentation on the changes, the Land Use Committee voted unanimously to send the Ordinance to the full Board with a positive recommendation. There was no public comment. Supervisor Safai thanked the Department and Commission for putting forward an Ordinance that removes needless hurdles that slow project approvals.

- [191075](#) Planning, Administrative Codes - Residential Occupancy. Sponsor: Peskin. Staff: D. Sanchez.

Last on the land use agenda was Supervisor Peskin's Intermediate Length Occupancies, or ILO, Ordinance. This Ordinance proposes to regulate occupancies in Dwelling Units that last between 30 and 365 days. In buildings with no more than 9 Dwelling Units, ILO would be principally permitted. For buildings with 10 or more Dwelling Units, ILO would require CU. The ordinance also places a 1000-unit cap on ILOs. The Ordinance also amends the Administrative Code to prohibit "Non-Tenant Uses," which is defined as the renting of a unit to a corporate entity or other non-natural person.

Commissioners you heard this item twice. First on January 16, where you moved to continue the hearing due to questions around exemptions for medical/healthcare and arts related organizations. On January 30 you moved unanimously to recommend approval with modifications. Those modifications include enacting an interim control on new ILO, collecting data on the scale and location of ILO activity, and clarifying Admin Code amendments around exemptions for non-profit organizations.

At Monday's Land Use hearing the Committee discussion was led by Supervisor Peskin who explained the reasons and workings of the Ordinance. He also discussed some of the amendments he would be considering including the creation of CU criteria and clarification of exempted units and ineligible units. The Budget and Legislative Analyst Office also provided a summary of their report on ILO. While finding that ILO activity is on the rise nationally, and estimating a similar trend locally, the BLA mentioned that in SF there is no comprehensive data on the activity.

Public comment was overwhelmingly in support of the Ordinance. Speakers generally thought the Ordinance would help prevent displacement of SF residents in favor of wealthier, transient populations. There were a few speakers that did express caution about overregulating the activity given that it does serve a need.

At the end of public comment, Supervisor Peskin moved continue the hearing to Monday March 2, when he will be proposing amendments to the subject ordinance.

**Full Board**

- [190355](#) Planning Code - Authorizing Interim Activities at Development Sites] Sponsors: Mayor; Haney. Staff: Melone. PASSED Second Read
- [200054](#) Hearing - Appeal of Determination of Community Plan Evaluation - 2300 Harrison Street. Staff: Shum and Dwyer. The Department rescinded the CPE exemption, so the hearing was not necessary.

**D. GENERAL PUBLIC COMMENT**

SPEAKERS: Ron Miguel – John Rahaim  
 Georgia Schuttish – John Rahaim  
 Corey Smith – John Rahaim

**E. 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. [2019-023636CUA](#) (S. UPDEGRAVE: (415) 558-6612)  
888 POST STREET – northeast corner of Post and Hyde Streets, between Hyde and Leavenworth Streets, Lot 009 of Assessor's Block 0300 (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 209.3 and 303 within a RC-4 (Residential Commercial, High Density) Zoning District and 130-E Height and Bulk District to change 8,880 square feet of ground-floor Retail Sales to an Institutional Use operated by Goodwill of San Francisco, San Mateo, and Marin ("Goodwill") on the ground floor for a donation center and job-training facility. The Project would also convert 21,300 square feet of Office and Auto Storage on the second and third levels to a Navigation Center for homeless transitional age youth operated by the San Francisco Department of Homelessness and Supportive Housing ("HSH"), and includes construction of a new 500 square foot mezzanine-level entry and minor modifications to the building openings and façades. 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: = Samantha Updegrave – Staff report  
 + Dylan Schneider – Project presentation  
 + William Rogers – Project presentation  
 + Jonathan Toledo – Goodwill  
 + Gayle Roberts – Support  
 + Tyler Spencer – Support  
 + Mountain Taylor – Support  
 + Ashli Rocha – Support  
 + Itzel Estrada – Youth Commission  
 + Corey Smith – Support  
 + Anakh Sul Rama – Support

- Larry Barstow – Opposition to Goodwill
- Ralph Harper – Opposition to Goodwill
- + Wendy – Support
- Robert Garcia – Exiting, plenty of beds in the area
- + Donna Hilliard – Support
- = Chris Schulman – Process, outreach
- + Luca Mina-Marinello – Support system for young adults
- + Peter Jacobsen – Music City SF
- Linda Chapman – Navigation center
- Dennis Wyckel – Navigation center
- + Sunny Angulo, Legislative Aide to Sup. Peskin

ACTION: Approved with Conditions as Corrected  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards  
 MOTION: [20670](#)

10. [2017-003559ENV](#) (J. POLING: (415) 575-9072)

3700 CALIFORNIA STREET – area generally bounded by California Street to the south, Sacramento Street to the north, the west side of Cherry Street to the west, and the east side of Maple Street to the east; Lots 001, 052 & 053 of Assessor’s Block 1015, Lots 001-009 of Assessor’s Block 1016, and Lots 027 & 028 of Assessor’s Block 1017 (District 2) – Request for **Certification of Final Environmental Impact Report**. The project would include the change of use from an institutional use for the existing building at 401 Cherry Street; the demolition of five institutional use buildings (formerly DBA California Pacific Medical Center) and the construction of 31 new buildings ranging from four to eight stories and containing 264 new dwelling units within a RH-2 (Residential-House, Two-Family) and RM-2 (Residential – Mixed, Moderate Density) Zoning Districts and 40-X and 80-E Height and Bulk Districts.

**Please note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on September 24, 2019. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.**

*Preliminary Recommendation: Certify*

- SPEAKERS:
- = Chris May – Staff report
  - = Jeanie Poling – Staff report
  - + Matt Field – Project presentation
  - + Dan Lobitz – Design presentation
  - + Charles Ferguson – Support
  - = Georgia Schuttish – Children’s Hospital
  - + John Jensen – Support
  - + Ron Blackman – Support
  - Keith Cooley – Missed opportunities
  - = Josh Klipp – EIR, tree canopy
  - + Julio Payes – Carpenters union support
  - + Anthony Urbina – Sheet metal workers union support
  - + Leonard Basoco – Carpenters union support
  - Sara Alexander – Trees
  - Speaker – Tree removal



- + Richard Frisbie – Support
- + Kathy Devincenzi – Support
- + John Corso – Plumbers union support
- + Speaker – Mechanical union support
- John Nulty – Trees

ACTION: Certified  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards  
 MOTION: [20671](#)

11. [2017-003559CUA](#) (C. MAY: (415) 575-9087)  
3700 CALIFORNIA STREET – area generally bounded by California Street to the south, Sacramento Street to the north, the west side of Cherry Street to the west, and the east side of Maple Street to the east; Lots 001, 052 & 053 of Assessor’s Block 1015, Lots 001-009 of Assessor’s Block 1016, and Lots 027 & 028 of Assessor’s Block 1017 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 253 to permit a building or structure exceeding 40 feet in height in a RH District and to permit a building or structure exceeding 50 feet in height in a RM District, for **Planned Unit Development** pursuant to Planning Code Section 304, with modifications to the rear yard, dwelling unit exposure, street frontage, moderation of building fronts and building height requirements of Planning Code Sections 134, 140, 144, 144.1, 260 and 261, to permit the change of use from an institutional use to a residential use for the existing building at 3698 California Street, the demolition of five institutional use buildings (formerly d.b.a. California Pacific Medical Center) and the construction of 31 new buildings ranging from three to seven stories and containing 264 new dwelling units and nine existing dwelling units within a RH-2 (Residential-House, Two-Family) and RM-2 (Residential – Mixed, Moderate Density) Zoning Districts and 40-X and 80-E 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: Same as item 10.  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards  
 MOTION: [20672](#)

12. [2017-002964CUA](#) (S. UPDEGRAVE: (415) 558-6612)  
1714 GRANT AVENUE – east side of Grant Avenue between Lombard and Greenwich Streets, Lot 024 of Assessor’s Block 0078 (District 3) – Request for **Conditional Use Authorization**, pursuant Planning Code Section 249.49 and 303 to allow the addition of a one-car garage within a RH-3 (Residential-House, Three-Family) Zoning District, Telegraph Hill – North Beach Residential Special Use District, and 40-X Height and Bulk District. The Project would also align the front façade of the existing single-family residence with the adjacent buildings. The project would add 173 square feet to each of the existing three floors and a 724-square-foot garage level with parking for one car, space for bicycles, and a utility room, and excavate the rear yard and replace retaining wall in rear yard. The addition maintains the existing 40-foot structure height and adds a stair penthouse for

access to 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*

SPEAKERS: = Samantha Updegrave – Staff report  
 + Speaker – Project presentation  
 + Mary McPherson – Support  
 + Speaker – Support  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards  
 MOTION: [20673](#)

13. [2019-014842CUA](#) (M. DITO: (415) 575-9164)  
1905 UNION STREET – south side of Union Street at corner of Laguna Street, Lot 001 in Assessor’s Block 0542 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to legalize a Residential Conversion. The subject property is a three-story building with two residential flats and a commercial use on the ground floor. The project proposes to legalize the conversion of the second-floor dwelling unit to up to six commercial units. The property is located within the Union Street Neighborhood Commercial (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*

SPEAKERS: = Matt Dito – Staff report  
 + Tom Tunney – Project presentation  
 + Gabriel Ferroni – Project presentation  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 ABSENT: Richards  
 MOTION: [20674](#)

## F. 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.

- 14a. [2017-012887DRP](#) (D. WINSLOW: (415) 575-9159)  
265 OAK STREET – between Gough and Octavia; Lot 024 in Assessor’s Block 0838 (District 5) – Request for **Discretionary Review** of Building Permit Application Nos. 2019.0618.3775 and 2019.0618.3782, proposing to demolish a one-story garage structure and construct a 4-story two- family home at the rear of a through-lot. The project also includes tenant improvements and reconfiguration of the existing ground floor unit to an existing 5-unit apartment building within the Hayes-NCT (Hayes-Neighborhood Commercial Transit) Zoning District and 40-X Height and Bulk District. Planning Code Section 134 requires a 30’

deep rear yard. The proposed building would encroach entirely into the rear yard; therefore, a variance is required to enable this construction. 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 16, 2020)

SPEAKERS: = David Winslow – Staff report  
- Jane Flurry – DR presentation  
- Bill Johnson – Opposition  
- Santiago Suarez – Opposition  
- Mandy Ma – Opposition  
- Ana Canilla – Opposition  
+ John Kevlin – Project presentation  
ACTION: No DR Approved as proposed  
AYES: Diamond, Fung, Johnson, Koppel, Moore  
NAYS: Imperial  
ABSENT: Richards  
DRA: [688](#)

- 14b. [2017-012887VAR](#) (D. WINSLOW: (415) 575-9159)  
265 OAK STREET – south side of Oak Street between Gough and Octavia Streets; Lot 024 in Assessor’s Block 0838 (District 5) – Request for **Variance** from Planning Code Sections 134, 135, and 140 to demolish a one-story garage structure and construct a 4-story two-family home at the rear of a through-lot within the Hayes-NCT (Hayes-Neighborhood Commercial Transit) Zoning District and 40-X Height and Bulk District. The project also includes tenant improvements to the existing 5-unit apartment building and reconfiguration of the existing ground floor unit. The proposed building will be entirely within the rear yard, will not provide sufficient useable open space, and will eliminate Code-complying exposure from at least one dwelling unit. Therefore, a variance from the rear yard, residential open space, and dwelling unit exposure requirements is required.

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

15. [2017-010670DRP](#) (D. WINSLOW: (415) 575-9159)  
421 WALNUT STREET – between California and Sacramento; 002 in Assessor’s Block 1020 (District 2) – Request for **Discretionary Review** of Building Permit 2017.0802.3659 for the construction of a one-story front and south side horizontal additions, as well as a second-floor vertical addition, to the existing one-story single-family dwelling within a RM-1 (Residential-Mixed, Low Density) 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: Withdrawn

ADJOURNMENT 4:58 PM

ADOPTED APRIL 9, 2020