

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Remote Hearing
via video and teleconferencing

Thursday, April 16, 2020
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:01 PM

STAFF IN ATTENDANCE: Stephanie Cisneros, Jenny Delumo, Lisa Gibson, Jessica Range, Xinyu Liang, Rich Sucre, Monica Giacomucci, Rich Hillis – 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. 2020-002487PCA (D. SANCHEZ: (415) 575-9082)
URBAN MIXED-USE DISTRICT - OFFICE USES – **Planning Code Amendments** introduced by Supervisor Ronen amending the Planning Code to provide that in the Urban Mixed Use District all office uses are prohibited, except that a professional service, financial service, or medical service is allowed as a conditional use on the ground floor when primarily open to the general public on a client-oriented basis; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of

consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

(Proposed for Continuance to April 23, 2020)

SPEAKERS: None
 ACTION: Continued to April 23, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

2. 2019-014214DRP (M. CHRISTENSEN: (415) 575-8742)
457 MARIPOSA STREET – between Third and Illinois Streets; Lot 043 in Assessor’s Block 3994 (District 10) – Request for a **Discretionary Review** of Building Permit No. 2019.0702.4973, which proposes to establish a new Cannabis Retail establishment of approximately 2,500 square feet in size, including on-site consumption, in an existing one-story Industrial building within the Urban Mixed Use (UMU) Zoning District and 68-X Height and Bulk District. Minor interior and exterior alterations are proposed to the subject tenant space. 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 April 23, 2020)

SPEAKERS: None
 ACTION: Continued to April 23, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

3. 2020-001318CUA (G. PANTOJA: (415) 575-8741)
3813 24TH STREET – between Church and Vicksburg Streets; Lot 001 in Assessor’s Block 6509 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 728 for the establishment of a Formula Retail Use (d.b.a. “Mathnasium”) at an approximately 1,455 square-foot tenant space located on the ground floor of a three-story, mixed-use building within the 24th Street- Noe Valley Neighborhood Commercial (NCD) Zoning District and 40-X Height and Bulk District. Minor interior and exterior alterations are proposed to the subject tenant space. 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 April 30, 2020)

SPEAKERS: None
 ACTION: Continued to April 30, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

4. 2019-005176CUA (S. FERGUSON: (415) 575-9074)
722 STEINER STREET – southeast corner of Steiner and Grove streets; Lot 023 in Assessor’s Block 0803 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, 317, and 209.1 for a Residential Merger of Two Dwelling Units into a Single-Family Residence within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.
(Proposed for Continuance to May 21, 2020)

SPEAKERS: None
 ACTION: Continued to May 21, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

5. 2017-002545DRP-03 (C. MAY: (415) 575-9087)
2417 GREEN STREET – south side of Green Street, between Pierce and Scott Streets; Lot 028 in Assessor’s Block 0560 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2017.04.28.5244 proposing to construct one- and three-story horizontal rear additions, construct 3rd and 4th floor vertical additions, and lower all floor plates in the existing single-family dwelling by approximately two feet. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet and would include a one-bedroom accessory dwelling unit measuring approximately 1,023 square feet on the first floor. The project also proposes the partial excavation of the rear yard for a sunken terrace, façade alterations, and interior modifications including the expansion of the existing basement level garage to accommodate another vehicle 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 as Revised
 (Continued from Regular hearing on January 9, 2020)
Note: On January 9, 2020, after hearing and closing public comment, continued to April 16, 2020 with direction by a vote of +6 -0 (Richards absent).
(Proposed for Continuance to May 28, 2020)

SPEAKERS: None
 ACTION: Continued to May 28, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

6. 2019-001455CUA (C. CAMPBELL: (415) 575-8732)
1750 WAWONA STREET – north side of Wawona Street between 25th and 30th Avenues, Lot 011 in Assessor’s Block 2468 (District 4) – Request a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 317 to allow the tantamount to demolition of an existing two-story single-family dwelling and legalize work exceeded beyond the scope approved under permit 201707121692 to construct a horizontal addition within a RH-1 (Residential House, Single-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 March 5, 2020)
(Proposed for Indefinite Continuance)

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

16. [2017-015039DRP](#) (D. WINSLOW: (415) 575-9159)
350-352 SAN JOSE AVENUE – between 25th and 26th Streets; 010A in Assessor’s Block 6532 (District 8) – Request for **Discretionary Review** of Building Permit 2018.0403.5430 for the

construction of a horizontal addition and a 5'- 8" vertical addition to add eight dwelling units to an existing two-story, four-dwelling unit residential building within a RM-2 (Residential Mixed, Moderate 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: Take Discretionary Review and Approve with Modifications
(Continued from Regular hearing on April 9, 2020)

SPEAKERS: - Speaker – Continuance should be for 60 days not 30 days
 - Ozzie Rohm – Postpone further than 30 days, re-notify
 - Cathy Lipscomb – Tenants evicted
 - Anastacia Yovanopolous – 311 re-notice
 - Georgia Schuttish – Agree with comments
 = David Winslow – Response to questions

ACTION: Continued to June 18, 2020

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

- 17a. [2017-009796DRP](#) (D. WINSLOW: (415) 575-9159)
1088 HOWARD STREET– between 7th and Russ Streets; 030 and 031 in Assessor's Block 3726 (District 6) – Request for **Discretionary Review** of Building Permit 2018.0702.3483 for the merging of lots 030 and 031 and construction of a six-story vertical and horizontal addition (approximately 24,000 square feet) above a one-story commercial building resulting in 24 residential units within a MUG (Mixed Use-General) 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: Do Not Take Discretionary Review and Approve

SPEAKERS: Mark Loper – Agree with a short continuance

ACTION: Continued to May 21, 2020

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

- 17b. [2017-009796VAR](#) (M. GIACOMUCCI: (415) 575-9159)
1088 HOWARD STREET– north side of Howard Street between 6th and 7th Streets; Lots 030 and 031 in Assessor's Block 3726 (District 6) – Request for **Variance** from the dwelling unit exposure requirements under Planning Code Section 140 for construction of a six-story, 70-foot, vertical and horizontal addition containing 24 residential units above an existing two-story commercial building and parking lot, where 6 of the proposed units face onto an open area at the rear that does not meet minimum exposure requirements, within a MUG (Mixed-Use, General) Zoning District and 85-X Height and Bulk District.

SPEAKERS: Same as item 17a.

ACTION: Acting ZA Continued to May 21, 2020

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

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

8. [2020-002054PCA](#) (V. FLORES: (415) 575-9173)
REAUTHORIZATION AND EXTENSION OF FEE WAIVER - LEGALIZATION OF UNAUTHORIZED DWELLING UNITS [BF TBD – Various Code Amendments – Ordinance amending the Planning and Building Codes to reauthorize the waiver of fees related to granting legal status to existing dwelling units constructed without required permits and extending the waiver through December 31, 2024; requiring annual reports on the fee waiver program; 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 under Planning Code, Section 302.
Preliminary Recommendation: Approve

SPEAKERS: None
 ACTION: Approved
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
 RESOLUTION: 20682

C. COMMISSION MATTERS

9. Commission Comments/Questions
 None.

D. DEPARTMENT MATTERS

10. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners. I just wanted to give you a quick budget update for the Department. We are due to submit our nine-month report to the controller's office tomorrow, and we're estimating a \$6 million loss in fee revenue or, you know, we're not going to meet budget by \$6 million for our own fee revenue. We're also awaiting direction from the Mayor's Office for general fund impacts. Our fee revenue is about \$41 million per year, so we believe we're about \$6 million under budget for the year. Mostly due to this health crisis and lack of applications now and estimated in the remainder of the year. So, we'll come back and talk to you more about that. We anticipate that we can bridge that gap by keeping positions vacant and reducing some of our non-personnel expenditures. But I just wanted to alert you of that as we submit our estimates to the controller's office. Thank you.

Commissioner Moore:

I'm sorry, Director Hillis. I was asking as to whether or not the additional cost for conducting these televised meetings in the form that we do incur extra costs, and do they have to be borne within your budget?

Rich Hillis, Planning Director:

Jonas, I don't know if you have any information on that. I mean, I think if there are, they're not significant. Definitely the fee revenue is going to be the driving factor in any changes to our budget.

Jonas P. Ionin, Commission Secretary:

The City already had contracted the MS Teams application, and we had existing contracts with the AT&T bridge conference line. And so there are some nominal fees associated with it. I believe less than \$100 associated with going to the live event broadcast, but other than that, these remote hearings are not incurring additional significant costs.

Commissioner Moore:

Thank you for clarifying that.

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

Aaron Starr:

Good afternoon, Commissioners. Aaron Starr, manager of Legislative Affairs. This week at the Land Use Committee, the first item was Supervisor Stefani's ordinance that would modify the Geary Masonic Special Use District. The modification would 1) allow payment of an inclusionary housing fee instead of building the housing onsite; 2) remove minimum parking requirements; and 3) reduce the ground floor ceiling heights from 14 feet to 12 feet. The Planning Commission heard this item on January 23rd of this year and recommended approval with modifications to earmark collected impact fees for District 2 or the immediate vicinity. While this recommendation was not included in the ordinance, Supervisor Stefani indicated during the meeting that she was amenable to this change and was discussing the option with the City Attorney's Office. There was no public comment during the hearing, however, Supervisor Preston expressed concern that the option for inclusionary or housing fee goes against the original intent of the SUD. Supervisor Preston questioned what made this project different and felt this ordinance would set a bad precedent. In response, Supervisors Peskin and Safai said that they too had the same concern as Supervisor Preston. However, both supervisors acknowledged that this project had gone through numerous iterations and that the project is unique. Supervisor Stefani said that she also had initial concerns, but after sitting down with the developer to look at the numbers, she came to the conclusion that this was the only way to get housing on the site. In the end, the committee moved the item forward without recommendation to give Supervisor Preston additional opportunity to continue discuss this further with Supervisor Stefani and the developer.

Next on the Land Use agenda was the planning code, zoning map, and general plan amendments and the development agreement for the Potrero Power Plant project. The Planning Commission heard this item on January 30th and recommended approval with modifications. The modifications included adding a 20% --inaudible-- requirement and other clarifying changes. At the Land Use hearing, Supervisor Walton gave an overview of the proposed changes and staff from OEWD and Planning also presented. There were two public commenters representing Local 2 and the San Francisco Housing Action Coalition. They spoke in support of the item. Chair Peskin then made the motion to amend the ordinance to include the Commission's proposed modifications, which passed. The Chair

then recommended that this ordinance be moved to the Full Board as a committee report, and this motion also passed.

Last on the Land Use agenda was the proposed zoning map and planning code amendments for the Bayview Industrial Triangle. One of the proposed ordinances would update the zoning within the Bayview Industrial Triangle area from M-1, M-2 and NC-3 to NCT-3 and PDR-1G. The other would prohibit cannabis retail within the Bayview Triangle area. Both items were heard at the Planning Commission on February 20th of this year. At that hearing, the Planning commission recommended both of the additional considerations on how -- they recommended both items with an additional consideration of how to accommodate the nearby school's request for expansion space. Planning Department staff has since been in contact with the school's administrators to identify other routes for achieving this desired expansion aside from zoning changes. There's no public comment on either item, and the committee members posed no significant questions or statements. Committee then recommended both items to the Full Board as a committee report. At the Full Board of the supervisors this week, the Planning Code Correction ordinance sponsored by the Planning Commission passed its second read. The Ocean Avenue ordinance that would amend control in the Ocean Avenue regarding lot mergers and usage that were permitted passed its first read. The appeal for 1531 Howard Street was continued until the shelter in place is lifted. And the Potrero Power Plant and Bayview Industrial Triangle ordinances all passed their first read with one note, that Supervisor Mandelman voted no on the restricting cannabis retail sales in the Bayview Industrial Triangle. That concludes my report, and I'm available for questions. Thank you.

Jonas P. Ionin, Commission Secretary:

The Board of Appeals attempted to meet remotely yesterday for the first time. Unfortunately, due to some technical difficulties were not able to convene and had to cancel that meeting. They will be trying to resolve those issues and meet remotely next week.

The Historic Preservation Commission did meet yesterday remotely via the MS Teams and AT&T conference bridge. They were able to act on several items under consent, approving some certificates of appropriateness. They also heard the Standard Environmental Requirements Code Amendments related to CEQA mitigation measures, and there was consensus that the Commissioners were supportive of the proposed code amendments. There was significant community opposition to having the matter considered during this emergency and in a remote hearing, and for that reason, the Commission chose to continue that matter to their next hearing of May 6th. They then heard and adopted recommendations for approval for three small businesses: City Nights at 715 Harrison Street, Korean Martial Arts at 414 Ocean Avenue, and the New Conservatory Theater at 25 Van Ness Avenue. At the conclusion or adjournment of the regular hearing, the Architectural Review Committee of the Historic Preservation Commission convened remotely and considered the Carnegie Mission Branch library which is city landmark #234. They have a proposal to construct a 2-story addition and restore previously removed historic features at 300 Bartlett Street, and the Architectural Review Committee provided significant review and recommendations.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Demo calcs
 Ozzie Rohm – Bad actors
 Speaker – 21st Street remove from next week’s agenda
 Ben – Virtual hearing a must
 Corey Smith – Safety event

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.

7. [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 April 9, 2020)

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). On December 19, 2019, after hearing and closing public comment, continued to February 6, 2020 with direction to include an ADU by a vote of +6 -0 (Richards absent). On February 6, 2020, without hearing, continued to March 19, 2020 by a vote of +5 -0 (Richards absent). On March 19, 2020, without hearing, continued to March 26, 2020. On March 26, 2020, without hearing, continued to April 9, 2020. On April 9, 2020, without hearing, continued to April 16, 2020 by a vote of +6 -0.

SPEAKERS: = Stephanie Cisneros – Staff report
 = Georgia Schuttish – Report back within 6 months
 + Speaker – Response to questions

ACTION: After being pulled off of Consent; Approved with Conditions as amended reducing the roof deck 50% and modifying the spiral stair, per Com. Moore.

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

MOTION: [20683](#)

12. [2015-004827ENV](#) (C. KERN: (415) 575-9037)
ALAMEDA CREEK RECAPTURE PROJECT – **Certification of Final Environmental Impact Report**. The proposed project is located in Alameda County, within the Sunol Valley on watershed lands owned by the City and County of San Francisco and managed by the San

Francisco Public Utilities Commission (SFPUC). The proposed project would “recapture” water that the SFPUC is required to release or bypass upstream in Alameda Creek as part of operation of the SFPUC’s new Calaveras Dam. Water would be pumped from an existing quarry pit in the Sunol Valley, which collects Alameda Creek water through subsurface seepage, to the SFPUC’s regional water supply system. No construction would occur in Alameda Creek.

NOTE: The public hearing on the draft recirculated portions of the EIR is closed. The public comment period for the draft recirculated portions of the EIR ended on January 21, 2020. 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 Kern – Staff report
 ACTION: Certified
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
 MOTION: [20684](#)

13. [2017-014833ENV](#) (J. DELUMO: (415) 575-9146)
469 STEVENSON STREET PROJECT – on the block bounded by Stevenson Street to the north, Jessie Street to the south, 6th Street to the west, and 5th Street to the east (Assessor’s block/lot 3704/045) – **Public Hearing on the Draft Environmental Impact Report.** The proposed project would demolish the existing parking lot and construct a new 27-story mixed-use building approximately 274 feet tall (with an additional 10 feet for rooftop mechanical equipment) with three below-grade parking levels providing approximately 178 parking spaces, one freight loading space, and two service vehicle loading spaces. The approximately 535,000-gross-square-foot building would consist of approximately 495 dwelling units, 4,000 square feet of commercial retail use on the ground floor, and 25,000 square feet of private and common open space. The proposed project would also provide approximately 200 class 1 bicycle spaces, 27 class 2 bicycle parking spaces, and passenger loading zones on Stevenson Street and Jessie Street. The proposed project would use the Individually Requested State Density Bonus Program and provide affordable housing units onsite. The project site is located in the Downtown General Commercial (C-3-G) District and 160-F Height and Bulk District.

Written comments will be accepted by the Planning Department until 5:00 p.m. on April 27, 2020.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Jenny Delumo – Staff report
 - David Woo – Gentrification, serious traffic and safety impacts
 - Jill – Shadow cast
 - Angelica Cabande – Negative impacts, density bonus
 - Sue Hestor – Continuance
 + Corey Smith – Support
 + Speaker – Support
 + Lou Basocco – Support
 + Sara Ogilvie – Support
 - Ozzie Rohm – Lay offs
 ACTION: Reviewed and Commented

14. [2018-011991CUA](#) (X. LIANG: (415) 575-9182)
93-97 LELAND AVENUE – located on the south side of Leland Avenue between Alpha Street and Desmond St, Lots 028 and 037 in Assessor’s Block 6250 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish two dwelling units at 93-95 Leland Avenue (Lot 037), including an approximately 720 square-foot single-family residence in the rear yard and an approximately 370 square-foot rear dwelling unit on the second floor of the historic building fronting Leland Avenue, as well as an approximately 400 square-foot non-habitable shed at 97 Leland Avenue (Lot 028) in order to facilitate the new construction of an approximately 6,800 square-foot, three-story, “L”-shaped, mixed-use building with ground-floor retail fronting Leland Avenue and seven new dwelling units and the merger of Lots 028 and 037. The majority of the historic building fronting Leland Avenue will be preserved, including the two commercial units on the ground floor and one front dwelling unit on the second floor. In total, the Project includes eight dwelling units, three ground floor commercial units, and eight Class 1 and two Class 2 bicycle parking spaces within a NC-2 (neighborhood commercial, small scale) Zoning District, Visitacion Valley/Schlage 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: = Xinyu Liang – Staff report

+ Mark – Architect

+ Russell Morin – Support

+ Speaker – Support

+ Phil – Response to question

= Rich Sucre – Response to question

ACTION: Approved with Conditions as amended:

1. Adding a finding related to rent stabilization and existing tenant option to re-occupy;
2. Recognizing ground floor flexibility of retail or ADU or expansion of existing residential units; and
3. Compliance with ground floor design guidelines.

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

MOTION: [20685](#)

15. [2016-004478CUA](#) (M. GIACOMUCCI: (415) 575-8714)
589 TEXAS STREET – east side of Texas Street between 20th and 22nd Streets, Lot 051 in Assessor’s Block 4102 (District 10) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to allow the demolition of an existing two-story, single-family dwelling and to construct a four-story, two-family dwelling in a (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Monica Giacomucci – Staff report

+ Ross Levy – Project presentation

+ Jeremy Paul – ADU, support

ACTION: Approved with Conditions as amended allowing a third unit, by adding an

ADU.
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
MOTION: 20686

ADJOURNMENT 3:59 PM
ADOPTED APRIL 30, 2020