

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, May 14, 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 1:00 PM

STAFF IN ATTENDANCE: Aaron Starr, David Winslow, 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. 2018-000528DRP-04 (E. GORDON-JONCKHEER: (415) 575-8728)
440-448 WALLER STREET – between Steiner and Fillmore Streets; 012 and 013 in Assessor's Block 0860 (District 5) – Request for **Discretionary Review** of Building Permit Application No. No.'s. 2019.01.30.1623, 2019.01.30.1617, 2019.0130.1621, and 2019.0130.1630 to merge and re-subdivide two lots fronting on Waller Street (lots 12 & 13) and create two new lots fronting on Laussat Street. The existing non-complying building in the rear yard that straddles the current lot line will be demolished and replaced with two new 3-story-over-basement two-family dwellings. One-story vertical additions and 4-story horizontal

additions at the rear of each of the dwellings on Waller Street are proposed, plus a new garage is proposed for 440 Waller Street. This proposal requires variance for lot size and rear yard (Case No. 2015-008247VAR which was heard at a public hearing on January 22, 2020). This is 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: Take Discretionary Review and Approve with Modifications
(Proposed for Continuance to June 4, 2020)

SPEAKERS: None
 ACTION: Continued to June 4, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

2. 2018-012648CUA (J. HORN: (415) 575-6925)
2001 37TH AVENUE – northeast side of 39th Avenue and Rivera Street; Lot 006 in Assessor's Block 2094 (District 4) - Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 to construct a lighting system at the J.B. Murphy Field athletic stadium to allow for evening use and a Verizon macro wireless telecommunications services (WTS) facility consisting of nine (9) panel antennas that will be screened. The project will construct four 90-foot tall poles with LED light fixtures and the north-west pole will include the WTS facility and ancillary equipment. The subject property is located 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 June 11, 2020)

SPEAKERS: None
 ACTION: Continued to June 11, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

3. 2020-003039PCA (A. MERLONE: (415) 575-9129)
ARTS ACTIVITIES AND SOCIAL SERVICE OR PHILANTHROPIC FACILITIES AS TEMPORARY USES [BOARD FILE NO. 200215] – Ordinance **amending the Planning Code** to allow Arts Activities and Social Service or Philanthropic Facilities as a temporary use in vacant ground-floor commercial space; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.
(Proposed for Continuance to June 25, 2020)

SPEAKERS: None
 ACTION: Continued to June 25, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

10. [2015-000940ENV](#), [2017-008051ENV](#), [2016-014802ENV](#) (A. CALLAGY: (415) 575-8734)
THE HUB PLAN, 30 VAN NESS AVENUE PROJECT, 98 FRANKLIN STREET PROJECT, AND HUB HOUSING SUSTAINABILITY DISTRICT – approximately 84-acre area of San Francisco within the boundaries of the Market and Octavia Area Plan in the Downtown/Civic Center, South

of Market (SoMa), Western Addition, and Mission neighborhoods. Multiple Assessor's Blocks and Lots (Districts 5 and 6) – Certification of the **Final Environmental Impact Report**. The EIR evaluated the planning department-proposed Hub Plan and related actions. The related actions associated with the Hub Plan are two individual private development projects within the Hub Plan area at 30 Van Ness Avenue and 98 Franklin Street and the designation of portions or all of the Hub Plan area as a Housing Sustainability District (HSD). The Hub Plan would amend the 2008 Market and Octavia Area Plan of the San Francisco General Plan for the easternmost portions of the Market and Octavia Area Plan. The overarching objectives of the Hub Plan are to encourage housing, including affordable housing, and create a neighborhood with a range of uses and services to meet community needs. The Hub Plan would pursue this vision through changes to current zoning controls in the area to meet plan objectives. The proposed project at 30 Van Ness Avenue includes retention of portions of an existing 75-foot-tall, five-story building and construction of a 47-story building with ground-floor retail space, up to 10 floors of office space, and 37 floors of residential space. The 30 Van Ness Avenue site would also include space for 148 vehicular parking spaces and 349 bicycle spaces. The proposed project at 98 Franklin Street includes demolition of an existing 100-space surface parking lot and construction of a 31-story residential tower above a five-story podium that would be occupied by new facilities for the International High School (Grades 9–12 of the French American International School [FAIS]). The 98 Franklin Street site would also include approximately 108 vehicular parking spaces and 539 bicycle spaces.

Please Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on September 9, 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

(Continued from Regular hearing on April 30, 2020)

SPEAKERS: - Anastacia Yovanapolous – Support continuance, need more equity and community involvement.

ACTION: Continued to May 21, 2020

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

11. [2015-000940ENV](#) (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA AREA PLAN AMENDMENT – The Planning Commission will consider adoption of **CEQA Findings** for actions in connection with the Market and Octavia Area Plan Amendment, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street. The CEQA Findings include a statement of overriding considerations; reasons for rejection of alternatives to the proposed Plan; and a mitigation monitoring program associated with the approval of the Market and Octavia Area Plan Amendment.

Preliminary Recommendation: Adopt Findings

(Continued from Regular hearing on April 30, 2020)

SPEAKERS: Same as item 10.
 ACTION: Continued to May 21, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 12a. [2015-000940GPA](#) (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA PLAN AMENDMENT – ADOPTION OF AMENDMENTS TO THE GENERAL PLAN – Pursuant to San Francisco Planning Code 340, the Planning Commission will consider **General Plan Amendments** to amend the Market and Octavia Area Plan, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street; making conforming amendments to the Housing Element and the Arts Element; making environmental findings under the California Environmental Quality Act, including adoption of a statement of overriding considerations, and 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: Adopt a Resolution Recommending Approval

(Continued from Regular hearing on April 30, 2020)

SPEAKERS: Same as item 10.
 ACTION: Continued to May 21, 2020
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 12b. [2015-000940PCA-01](#) (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA PLAN AMENDMENT – ADOPTION OF AMENDMENTS TO THE PLANNING CODE – Pursuant to San Francisco Planning Code 302, the Planning Commission will consider **Planning Code Amendments** to give effect to the Market and Octavia Area Plan Amendment, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th streets, and 13th Street to Octavia Boulevard and Haight Street; amending Planning Code Sections **145.4, 151.1, 155, 207.6, 249.33, 261.1, 263.19, 270, 270.2, 309, 341.5, 401, 411A.5, 416.3, 421.5, 424.1, 424.3, 424.4, and 424.5** making environmental findings under the California Environmental

Quality Act, including adoption of a statement of overriding considerations, and 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: Adopt a Resolution Recommending Approval
(Continued from Regular hearing on April 30, 2020)

SPEAKERS: Same as item 10.
ACTION: Continued to May 21, 2020
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 12c. [2015-000940MAP](#) (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA PLAN AMENDMENT – ADOPTION OF AMENDMENTS TO THE ZONING MAP
– Pursuant to San Francisco Planning Code 302, the Planning Commission will consider **Zoning Map Amendments** to the Planning Code to amend the Van Ness and Market Special Use District and make other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with the Market and Octavia Area Plan Amendment, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street; making environmental findings under the California Environmental Quality Act, including adoption of a statement of overriding considerations, and 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: Adopt a Resolution Recommending Approval*
(Continued from Regular hearing on April 30, 2020)

SPEAKERS: Same as item 10.
ACTION: Continued to May 21, 2020
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 12d. [2015-000940PCA-02](#) (L. LANGLOIS: (415) 575-9083)
HUB HOUSING SUSTAINABILITY DISTRICT – ADOPTION OF AMENDMENTS TO THE BUSINESS AND TAX REGULATIONS CODE AND THE PLANNING CODE – Pursuant to San Francisco Planning Code 302, the Planning Commission will consider **Planning Code and Business and Tax Regulations Code Amendments** to create the Hub Housing Sustainability District, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn

Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street; to provide a streamlined and ministerial approval process for certain housing projects meeting specific labor, on-site affordability, and other requirements; making environmental findings under the California Environmental Quality Act, including adoption of a statement of overriding considerations, and 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: Adopt a Resolution Recommending Approval
(Continued from Regular hearing on April 30, 2020)

SPEAKERS: Same as item 10.
ACTION: Continued to May 21, 2020
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 12e. [2015-000940CWP-02](#) (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA PLAN AMENDMENT – ADOPTION OF THE IMPLEMENTATION PROGRAM –
The Planning Commission will consider **adopting the Implementation Program** to guide implementation of the Hub area consistent with the Market and Octavia Area Plan Amendment , encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street, making environmental findings under the California Environmental Quality Act, including adoption of a statement of overriding considerations, and 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: Adopt a Resolution Recommending Approval
(Continued from Regular hearing on April 30, 2020)

SPEAKERS: Same as item 10.
ACTION: Continued to May 21, 2020
AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

13. [2015-004568ENV](#) (R. SCHUETT: (415) 575-9030)
10 SOUTH VAN NESS AVENUE MIXED-USE PROJECT – the project site is located at the southwest corner of South Van Ness Avenue and Market Street, Assessor’s Block 3506, Lots 003A and 004 (District 6) – Certification of the **Final Environmental Impact Report**. The proposed project would involve demolition of the existing two-story, 30- to 45-foot-tall, 91,088 gross-square-foot (gsf) historic building, built in 1927 which most recently operated as the San Francisco Honda auto dealership and construction of up to 966

residential units in a mixed-use residential building comprised of a 55-story, 590-foot-tall tower over a single podium with ground floor retail. Up to 255 vehicle parking spaces and 321 bicycle parking spaces would be provided within a two-level subterranean parking garage, accessible from 12th Street. The project site is located in the Downtown General Commercial (C-3-G) Use District and 120-R-2/120/400-R-2 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 December 11, 2018. 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

(Continued from Regular hearing on April 30, 2020)

SPEAKERS: Same as item 10.

ACTION: 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

4. [2020-001318CUA](#) (G. PANTOJA: (415) 575-8741)
[3813 24TH STREET](#) – between Church and Vicksburg Streets; Lots 001 and 002 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

SPEAKERS: None

ACTION: Approved with Conditions

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

MOTION: [20701](#)

5. [2015-002604ENX-02](#) (A. WESTHOFF: (415) 575-9120)
[667 FOLSOM STREET, 120 HAWTHORNE STREET, 126 HAWTHORNE STREET](#) – south side of Folsom Street, between 3rd and Hawthorne Streets; Lots 078, 081 & 082 in Assessor’s Block 3750 (District 6) – Request to modify conditions of approval for an existing **Large Project Authorization** approved by the Planning Commission on January 5, 2017 under Motion No. 19828 to extend the project’s authorization by three years to May 14, 2023. The project authorized under Motion No. 19828 includes the demolition of the existing 17,727 sq. ft. office building at 667 Folsom Street and the existing 8,187 sq. ft. industrial building at 126

Hawthorne Street, merger with the parcel at 120 Hawthorne Street and construction of a 130-ft. tall, thirteen-story mixed-use building that would front on Folsom and Hawthorne Streets. The new development would include 185,710 sq. ft. of residential use for 230 dwelling units, 8,873 sq. ft. of ground floor commercial space, and 12,798 sq. ft. of common and public open space. The project is located within a MUR (Mixed Use Residential) Zoning District and 130-G Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
 MOTION: [20702](#)

C. COMMISSION MATTERS

6. Consideration of Adoption:
- [Draft Minutes for April 30, 2020](#)

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

7. Commission Comments/Questions

Commissioner Imperial:

I just would like to bring to attention and also ask the Planning staff since there are actually state bills that are moving right now, and these state bills will absolutely affect San Francisco. So, I'm wondering -- or I'm asking if Planning can do an analysis of these upcoming state bills such as the SB 902, AB 725 and AB 2345. And to look into this analysis as to what each of these bills do, and how do they change our existing land use standards. Also, what kind of -- and how are these bills also override our local procedures and discretions, both in policy and administratively, so that the Commission will also be educated and also, we can know how it will affect our decisions. Also, it will be great to see too how these bills interact and add potentially to already existing state laws that San Francisco already needs to comply. Example, like how SB 902 would intersect with the state ADUs. On top of that with the state density bonus. So, these kinds of analysis are things that we would -- that I would like to see, and I think it needs to be informed by the Planning to the Commission. These are fast moving and I think these are going to come up in the state by May 28. So, if it would be possible to have this kind of information analysis in the next week or two.

Commissioner Moore:

Commissioner Imperial has taken the words out of my mouth. It's particularly the 902 which I'm concerned about and would very much like to hear more about it. It's a time that all publications are dominated by coronavirus. One tends to forget that there are things moving in Sacramento and we need to stay informed about them. I think the Department in the past has been excellent in actually being ahead of everybody else in the state to do an analysis. I hope Director Hillis will support that we are dedicating some staff hours to exactly do that.

Another point I would like to raise and I'm not quite sure as to whether this is the correct moment, if at all possible and I'm looking towards Secretary Ionin, if we are able to get any upcoming DEIRs and large documents in printed form, it would help greatly to not go to the same pain as we just did with the HUB project, which was extremely difficult to review, given the size of our computers and the inability to really mark the documents with sticky's as we do when we read hard copies. I also would like to encourage or continue to encourage that large documents and EIRs are given to us two weeks prior to things being heard. That is a comment which is being continuously pressed on President Koppel and myself. Secretary Ionin is aware of it. I just want to make sure that we at least acknowledge that in some cases that maybe necessary. Thank you.

Jonas P. Ionin, Commission Secretary:

Duly noted Commissioner Moore.

Commissioner Moore:

Thank you.

Commissioner Diamond:

I want to support Commissioner Moore's request that we get the documents, staff reports in hard copy if at all possible, with particular emphasis on the response to comment documents, the draft EIRs, and any plans. Thank you.

Director Hillis:

Just to quickly respond on the state legislation which I agree there are a significant number of housing bills that are moving through the state process. And as you know they may change. Some may go away. As the process continues, and we -- thank you, Commissioner Moore, staff has been great in the past on reviewing these and in giving us information on how they will affect San Francisco. We will continue to do that work and get you information as these bills move forward and become reality on their own impact us.

Commissioner Moore:

Thank you.

Commissioner Imperial:

Thank you.

D. DEPARTMENT MATTERS

8. Director's Announcements

Rich Hillis, Planning Director:

Two items quickly. One, I don't know if you read in the Chronicle today, there was an article about disaster service workers and over 3,000 city employees are being deployed as disaster service workers. Planning is certainly doing its share. Vincent Page, who is a planner, was featured in the article. And we've had over 30 staff engaged as disaster service workers so I wanted to thank them. Also, next week, we are getting budget instructions from the Mayor's office and the Mayor's budget office. And so how do we react to that budget shortfall. The Mayor's office has updated their numbers to show about a

\$1.7 billion deficit for the rest of this year and the next two years. There's about a \$250 million shortfall for this year. So certainly not good news, and we'll have to respond to that, and we'll certainly be back to you as that process unfolds. And that's my report. Thank you.

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

Aaron Starr:

At Land Use this week, Supervisor Ronen's ordinance that would amend the UMU Districts was continued to the call of the Chair. At the Full Board this week, Supervisor Peskin's ordinance on Intermediate Length Occupancy passed its second read. And Supervisor Mandelman's ordinance that would require conditional use authorization for projects that are demonstrably unaffordable passed its first read. And that concludes my report. Thank you.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Yonathan Randolph – Protect neighborhood character
 Georgia Schuttish – 1/23/20 hearing, demo calcs
 On SFGOVTV on January 23, 2020 at 3:56:25 following Public Comment regarding the budget, President Koppel asked Former Director Rahaim:
 "Just a quick question, if there is one thing I have heard more than anything — those Demo Calcs — just the Demo Calcs...."
 (President Koppel emphasized "Demo Calcs" because Former Director Rahaim interrupted him...thinking he was asking about development on the Westside)
 Then President Koppel continued:
 "Is there someone who can take a look at it?"
 Former Director Rahaim said he was "not the expert, but that Liz Watty is looking at it in the context of the larger issue of Demolitions and that sort of thing."
 What I wish Former Director Rahaim had advised was:
 "Commissioners, you can adjust the Demo Calcs for policy efficacy at anytime. Section 317 (b) (2) (D) is in the Code, as needed, to preserve and protect existing housing and relative affordability."
 Katie Seitelman – HUB
 Anastacia Yovanapolous – HUB, look at bills and analyze

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.

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.

14. [2018-005918DRP-02](#) (D. WINSLOW: (415) 575-9159)
254 ROOSEVELT WAY – between 15th Street and Upper Terrace; 032 in Assessor’s Block 6700 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2019.0212.2711 to construct a three-story horizontal addition at the front of an existing three-story building with three dwelling units. The addition will enlarge the three existing units and create a one car garage at the basement level, resulting in a total of 5,361 square feet and include a new roof deck at the front of the building on the third floor, which will be accessed from the unit on third floor 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: Take Discretionary Review and Approve with Modifications

SPEAKERS: = David Winslow – Staff presentation
 - Kate McGee – DR 1 presentation
 - Andrew Pellman – DR 2 presentation
 + Neeraj Bhatia – Project presentation
 - Matt DeMarco – Additional will block light

ACTION: Took DR and Approved with Staff Modifications

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

DRA: [695](#)

ADJOURNMENT 2:19 PM
 ADOPTED MAY 28, 2020