

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Remote Hearing
via video and teleconferencing

Thursday, June 18, 2020
1:00 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Aaron Starr, Mat Snyder, Joy Navarrete, Wade Wietgreffe, Laura Ajello, Michael Christensen, David Winslow, Scott Sanchez – Assistant Zoning Administrator, 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. 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)

(Proposed for Continuance to July 9, 2020)

SPEAKERS: Steve Williams – Request for longer continuance
 ACTION: Continued to July 9, 2020
 AYES: Diamond, Fung, Imperial, Koppel, Moore
 ABSENT: Chan, Johnson

2. 2018-002124CUA (C. ALEXANDER: (415) 575-8724)
54 04TH STREET – west side of 4th Street and between Market and Mission Streets; Lot 034 in Assessor’s Block 3705 (District 13) – Request for a **Conditional Use Authorization** for hotel use pursuant to Planning Code Sections 210.2 and 303. The Project proposes a conversion of the 68 vacant residential hotel rooms (SROs) to tourist use. The subject property (Mosser Hotel) currently contains 81 residential hotel rooms and 87 tourist hotel rooms for a total of 168 rooms within a C-3-R (Downtown-Retail) Zoning District and 160-S Height and Bulk District. 13 tenants currently reside in the 81 residential hotel rooms, with 68 of them vacant. None of the existing tenants are proposed to be evicted. The Project Sponsor proposes to satisfy the one-for-one residential room replacement required by Administrative Code Section 41.13(a)(4) and (a)(5) by paying an in-lieu fee “to a public entity or nonprofit organization, which will use the funds to construct comparable units, an amount at least equal to 80% of the cost of construction of an equal number of comparable units plus site acquisition costs.” This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Continued from Regular hearing on May 7, 2020)

(Proposed for Continuance to July 30, 2020)

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

3. 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

(Continued from Canceled hearing on April 2, 2020)

(Proposed for Indefinite Continuance)

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

4. [2019-022295DRP](#) (M. CHRISTENSEN: (415) 575-8742)
600 INDIANA STREET – west side of Indiana Street at 18th Street; Lot 010 in Assessor’s Block 4041 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2019.1120.7807 for the establishment of a 3,995 sq ft Cannabis Retail use in an existing one-story Industrial Building within an UMU (Urban Mixed Use) Zoning District, Life Science and Medical Special Use District, and 58-X Height and Bulk District. There will be no expansion of the existing building. 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

5. [2020-001942CUA](#) (A. LINDSAY: (415) 575-9178)
1699 VAN NESS AVENUE – on west side of Van Ness Avenue between Sacramento Street and California Street, Lot 001 of Assessor’s Block 0642 (District 2) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.3, to install a new AT&T Mobility Macro Wireless Telecommunications Services Facility at rooftop consisting of installation of nine (9) panel antennas, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within FRP box. The subject property is located within a RC-4 (Residential-Commercial, High Density) and 80-D 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
WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

17. [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. 2017.0428.5244 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 with Modifications
(Continued from Regular hearing on May 28, 2020)

Note: On January 9, 2020, after hearing and closing public comment, continued to April 16, 2020 with directions by a vote of +6 -0 (Richards absent). On April 16, 2020, without hearing, continued to May 28, 2020 by a vote of +6 -0. On May 28, 2020, without hearing, continued to June 18, 2020 by a vote of +7 -0.

SPEAKERS: None
ACTION: Continued to July 16, 2020
AYES: Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Chan, Johnson

13. [2019-017867CUA](#) (S. YOUNG: (415) 558-6346)
1566 - 1568 HAIGHT STREET – north side between Clayton and Ashbury Streets; Lot 017 in Assessor’s Block 1231 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 719, 303, and 178(e)(2) to legalize the merger of two ground floor commercial spaces of an existing restaurant and bar use d.b.a. Michael Collins Irish Bar & Restaurant of approximately 3,650 square feet of floor area, modify the conditions of approval from prior Conditional Use authorizations, and to legalize facade and interior modifications. There will be no expansion of the existing building envelope or storefront modifications proposed under the current proposal. The project site is located within the Haight Street Neighborhood Commercial Zoning District, Haight Street Alcohol Restricted Use Subdistrict, Fringe Financial Service Restricted 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: None
ACTION: Continued to August 27, 2020
AYES: Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Chan, Johnson

- 19a. [2017-009964DRP](#) (D. WINSLOW: (415) 575-9159)
526-530 LOMBARD STREET – between Fielding and Stockton Streets; 011 in Assessor’s Block 0063 (District 3) – Request for **Discretionary Review** of Building Permit 2017.0718.2272 for the new construction of a four-story, two-family dwelling 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: Do Not Take Discretionary Review and Approve
(Continued from Regular hearing on April 30, 2020)

SPEAKERS: Hartmut Gerdes – Continuance
Steve Williams – Not ready
ACTION: Continued to September 10, 2020
AYES: Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Chan, Johnson

- 19b. [2017-009964VAR](#) (C. FAHEY: (415) 575-9139)
526-530 LOMBARD STREET – northside of Lombard Street between Stockton and Powell Streets, Lot 011 in Assessor’s Block 0063 (District 3) – Request for **Variances** from the rear yard, residential open space, and dwelling unit exposure requirements of the Planning Code, pursuant to Sections 134, 135, and 140. The subject property is located within a RM-2 (Residential – Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular hearing on April 30, 2020)

SPEAKERS: Same as item 19a.
 ACTION: Asst. ZA Continued to September 10, 2020

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

6. [2019-007111CUA](#) (X. LIANG: (415) 575-9182)
1400 17TH STREET – north side of 17th Street between Connecticut Street and Arkansas Street; Lot 001A in Assessor’s Block 3952 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, 843.45, and 843.46, to establish an approximately 15,750 square-foot Formula Retail use (d.b.a. West Elm, a branch of Williams-Sonoma, Inc.) for the furniture showroom and retail store in a vacant one-story building within an UMU (Urban Mixed Use) Zoning District and 48-X Height and Bulk District. The Project includes interior and exterior improvements, including a green wall on 17th Street facade, new windows, and a gate for the off-street customer loading area. The Project will also help improve the City’s public realm by adding a large bulb out with sidewalk landscaping and street furniture at the northwest intersection of 17th and Connecticut Streets and providing new street trees and lighting on sidewalks. There will be no expansion of the existing building. 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, Koppel, Moore
 ABSENT: Chan, Johnson
 MOTION: [20745](#)

7. [2019-014433DRP-03](#) (D. WINSLOW: (415) 575-9159)
3640 21ST STREET – between Noe and Sanchez Streets; Lot / 017 in Assessor’s Block 3605 (District 8) – Request for **Discretionary Review** of Building Permits 2019.0718.6277, 2019.0718.6291, and 2019.0718.6292 to demolish an existing two-story over basement, 2,908 gross square foot, single-family home and detached garage and to construct a new

three-story over basement, 4,903 gross square foot, 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: Take Discretionary Review and Approve as Modified

SPEAKERS: None
 ACTION: Took DR and Approved with Modifications
 AYES: Diamond, Fung, Imperial, Koppel, Moore
 ABSENT: Chan, Johnson
 DRA: [703](#)

C. COMMISSION MATTERS

8. Consideration of Adoption:
- [Draft Minutes for June 4, 2020](#)

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

9. Commission Comments/Questions

None

D. DEPARTMENT MATTERS

10. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, commissioners. I just wanted to bring one item to your attention in case you did not hear about it. The Mayor proposed an initiative ordinance that will be on the ballot on November 3rd that makes changes to our Neighborhood Commercial District Zoning Controls and Procedures. So it does a host of things, but three I wanted to note – one requires us to act within -- actually, it is targeted and approved or act on these items within 30 days when they are submitted to the City; it eliminates neighborhood notification for principally permitted uses in some corridors; and then it converts some uses from conditionally -- from conditional uses to principally permitted arts activities, social services and philanthropic facilities, general entertainment, movie theater, community facilities, restaurants, and limited restaurants. Because it is a ballot initiative, we can only provide factual information to you and the public on this, we will work with the city attorney to the extent we have a summary of the ordinance. We can submit it to you. We will pass along the full text as well. Thank you. That concludes my report.

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

Aaron Starr:

This week the Land Use Committee was canceled so there is nothing on the agenda for us this week. At the Full Board this week, the re-authorization of the extension fee waiver for legalizing unauthorized dwelling units sponsored by Supervisors Mar and Mandelman passed its second read, and the conditional use appeal for 95 Nordhoff Street was continued one week. I was also going to mention the mayor's initiative that she introduced for the November ballot, but the Director beat me to it, and did a fairly good job of summarizing its main points. I am available for more questions on that if you like.

Jonas P. Ionin, Commission Secretary:

Commissioners, as stated, there is no report from the Board of Appeals. But the Historic Preservation Commission did resume its hearing schedule yesterday after a slight hiatus where they adopted a motion directing staff to draft the resolution supporting the Department's efforts regarding Racial and Social Equity similar to what you have already done, so that will be agendaized on their July 1st hearing. They did adopt a letter supporting the Legacy Business Program that was sent to the Mayor, Carmen Chu, among other folks. They acted on the 22nd Street -- the 804 – 806 22nd Street project which you considered and made amendments to which required it to go back to the Historic Preservation Commission, and they approved it with conditions. And then they took -- they review and commented on the 550 O'Farrell Street Draft Environmental Impact Report which will be coming before you, I believe next week.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Kathryn Howard – CEQA, SER ordinance
Georgia Schuttish – Demo calcs and specific projects

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.

12. [2014.1441GPR](#) (M. SNYDER: (415) 575-6891)
MISSION BAY SOUTH REDEVELOPMENT PLAN AMENDMENTS – the Mission Bay South Redevelopment Project Area is generally bounded by Mariposa Street on the south, Interstate 280 on the west, Mission Creek on the north, and San Francisco Bay on the east (District 6) – **General Plan Conformity Findings** – Pursuant to Section 4.105 of the Charter and Section 2A.53 of the Administrative Code of the City and County of San Francisco, recommending General Plan conformity findings for an amendment to the Mission Bay South Redevelopment Plan, that would modify the land use designation for Mission Bay Blocks 29-32 (Assessors Block and Lots: 8722/025-039, 063, 064, 087, 088), the location of the Chase Center (“Event Center”), by adding residential and hotel uses as permitted uses at the site, increasing the amount of permitted retail use at the site, and increasing the number of allowed hotels and hotel rooms in the Plan Area; and making Planning Code Section 101.1(b) findings.

Preliminary Recommendation: Adopt

SPEAKERS: = Mat Snyder – Staff presentation
 + Keith O’Brien – Project presentation
 + Mike – Crown jewel of Mission Bay
 + Greg Kitchen – Great organization
 + Tim Paulsen – Great partners
 = Joy Navarrete – Response to questions
 + Jose Campos, OCII – Response to questions
 = Wade Wietgreffe – Response to questions
ACTION: Adopted GP Findings
AYES: Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Chan, Johnson
MOTION: [20746](#)

14. [2019-017309CUA](#) (L. AJELLO: (415) 575-9142)
1700-1702 LOMBARD STREET – Northwest corner of Octavia Street; Lot 002A in Assessor’s Block 0495 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 712 to establish a Cannabis Retail Use on the first floor of the subject property within a NC-3 (Neighborhood Commercial, Moderate Scale) 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: = Laura Ajello – Staff report
 + Alexis Bronson – Project sponsor
 - Mark Herman – Too close, parking
 - Cynthia Olitari – Children, community outreach
 - David Goldman – Green Cross, no harm to children
 + Michael Cohen – Record stands on its own
 - Dan Rosenblatt – Parking, sidewalk space
 - Tina – Notification, diversification
 = Patricia Boyd – Rules and regulations
 + Kate – Will decrease crime
 - Phillip Meza – No outreach
 + Paul – Hours of operation, response to questions
ACTION: Approved with Conditions
AYES: Diamond, Fung, Imperial, Koppel, Moore
ABSENT: Chan, Johnson
MOTION: [20747](#)

15. [2020-001158CUA](#) (M. CHRISTENSEN: (415) 575-8742)
899 COLUMBUS AVENUE – southwest side of Columbus Avenue at Lombard Street; Lot 054 in Assessor’s Block 0074 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.1, 303, 722, and 780.3, to establish an approximately 743 square-foot Cannabis Retail use in the existing ground floor commercial space in a two-story, mixed-use building containing one dwelling unit and one commercial unit within the North Beach NC (Neighborhood Commercial) Zoning District, the North Beach Special Use District and 40-X Height and Bulk District. The Project includes interior improvements and does not include the establishment of any on-site smoking or vaporizing room. There will be no expansion of the existing building. 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: = Michael Christensen – Staff report
 + Henry Chan – Project presentation
 + Stella Jelincic – Project presentation
 + Cynthia Brijagio – Decrease in crime
 + David Goldman – Support
 + Michael Cohen – Support
 - Speaker – Oppose
 + Aaron – Support
 ACTION: Approved with Conditions
 AYES: Diamond, Fung, Imperial, Koppel, Moore
 ABSENT: Chan, Johnson
 MOTION: [20748](#)

16. [2020-004439CUA](#) (M. CHRISTENSEN: (415) 575-8742)
764 STANYAN STREET – east side of Stanyan Street between Waller and Beulah Streets; Lot 024 in Assessor’s Block 1250 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.1, 303, and 719, to establish an approximately 1,690 square-foot Cannabis Retail use in the existing ground floor storage space on a three-story, two dwelling unit building within the Haight Street NC (Neighborhood Commercial) Zoning District, Haight Street Alcohol Restricted Use District, and 50-X Height and Bulk District. The Project includes interior improvements, including the establishment of an on-site smoking or vaporizing room. There will be no expansion of the existing building. 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: = Michael Christensen – Staff report
 + Damien Posey – Project presentation
 + William – Public consumption prohibited
 + Andre Messenkof – Support
 + David Goldman – Support
 + Michael Cohen – Support, seniors
 + Daniel Dela Paz – Support
 + Nancy Do – Support
 + Corey Smith – Support
 + Sunshine Powers – Support
 + Joe – Support
 + Sean Richard – Support
 + Christian Ralston – Support
 + Theo Packett – Support
 + Cynthia – Support
 + Brandon Godwin – Support
 + Robert Fruchtman – Support
 + Ty Baker – Support
 ACTION: Approved with Conditions

AYES: Diamond, Imperial, Koppel, Moore
 NAYS: Fung
 ABSENT: Chan, Johnson
 MOTION: [20749](#)

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.

18. [2018-015993DRP-02](#) (D. WINSLOW: (415) 575-9159)
762 DUNCAN STREET – between Douglass and Diamond Streets; 007B in Assessor’s Block 6588 (District 8) – Request for **Discretionary Review** of Building Permit 2018.1121.6550 to construct a one-story vertical addition, horizontal rear addition, and alterations to the front facade to an existing two-story 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: Take Discretionary Review and Approve with Modifications
 (Continued from Regular hearing on June 4, 2020)

SPEAKERS: = David Winslow – Staff report
 - Christina Fisher – DR 1 presentation
 - Patricia Elend – DR 2 presentation
 + Steve Williams – Project presentation
 + James Savoy – Design presentation
 + Robert Fruchtman – Property value
 + Speaker – Support
 + Ken – Support
 + Anne Collins - Support

ACTION: Took DR and Approved with Staff modifications as amended to reduce the five-foot setback to three feet.

AYES: Diamond, Imperial, Koppel, Moore
 NAYS: Fung
 ABSENT: Chan, Johnson
 DRA: [704](#)

- 20a. [2019-000634DRP-02](#) (D. WINSLOW: (415) 575-9159)
876 ELIZABETH STREET – between Hoffman and Douglass Streets; 022 in Assessor’s Block 2806 (District 8) – Request for **Discretionary Review** of Building Permit 2019.0114.0265 to expand below grade at basement level to the rear of an existing non-conforming structure. The proposal also includes and a vertical and horizontal addition on an existing single-family home 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

(Continued from Regular hearing on June 4, 2020)

SPEAKERS: = David Winslow – Staff report
 - Russell Murphy – DR 1 presentation
 - Kevin Timpane – DR 2 presentation
 + William Pashelinsky – Project presentation
 - Sarah Wilma – Rear yard
 - Andrew Grimstad – Preserve backyard
 + Sean Kidland – Support
 - Sherry Covini – Oppose
 - Jeanine Pizardi – Oppose
 = Scott Sanchez - Variance

ACTION: After hearing and closing public comment; Continued to July 16, 2020 with direction from the Commission.

AYES: Diamond, Fung, Imperial, Koppel, Moore

ABSENT: Chan, Johnson

- 20b. [2019-000634VAR](#) (D. WINSLOW: (415) 575-9159)
876 ELIZABETH STREET – north side of Hoffman Avenue and Douglass Street; Lot 022 in Assessor's Block 2806 (District 8) – Request for Rear Yard **Variance**, proposing to expand below grade at basement level to the rear of an existing noncomplying structure. The proposal is also to construct a vertical and horizontal addition on the existing single-family home within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. The proposal is subject to a rear-yard variance per Planning Code Section 134.

(Continued from Regular hearing on June 4, 2020)

SPEAKERS: Same as item 20a.

ACTION: After hearing and closing public comment; Asst. ZA Continued to July 16, 2020 with direction from the Commission.

ADJOURNMENT 5:35 PM

ADOPTED JULY 9, 2020