

# SAN FRANCISCO PLANNING COMMISSION



**Thursday, July 23, 2020  
1:00 p.m.  
Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:00 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Tania Sheyner, Jeanie Poling, Lisa Gibson, Timothy Johnston, Kimberly Durandet, Jeff Horn, David Winslow, Mathew Chandler, Rich Sucre, AnMarie Rodgers, Corey Teague - Zoning Administrator, 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. [2019-015984CUA](#) (A. LINDSAY: (415) 575-9178)  
590 2<sup>ND</sup> AVENUE – on east side of 2nd Avenue between Anza Street and Balboa Street, Lot 026 of Assessor's Block 1544 (District 1) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.2, to install a new AT&T Mobility Macro Wireless Telecommunications Services Facility at rooftop consisting of installation of ten (10) panel antennas, and ancillary equipment as part of the AT&T Mobility

Telecommunications Network. Antennas and ancillary equipment will be screened within two (2) FRP enclosures. The subject property is located within a RM-2 (Residential-Mixed, Moderate Density) and 40-X 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*

(Continued from Regular hearing on July 16, 2020)

**(Proposed for Continuance to September 3, 2020)**

SPEAKERS: Speaker – Continuance  
 ACTION: Continued to September 3, 2020  
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

15. [2019-016388CUA](#) (J. HORN: (415) 575-6925)  
1760 OCEAN AVENUE – located on the northeast side of the intersection of Ocean Avenue and Dorado Terrace Street; Lot 195 in Assessor’s Block 3283 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 755, to establish an Out-Patient Dialysis Center (DBA Fresenius Kidney Care), a Health Services (Retail Sales and Service) use within a currently vacant 15,300 square foot tenant space most recently used as an Formula Retail Pharmacy Use (DBA CVS). The subject property is located within the Ocean Avenue Neighborhood Commercial Transit (NCT) District, Balboa Park Area Plan and 45-X Height and Bulk District. There will be no expansion or exterior modification of the existing building and the project proposes to operation from 5:00 am to 10:30 pm on Monday through Saturday. 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 June 25, 2020)

SPEAKERS: None  
 ACTION: Continued to September 3, 2020  
 AYES: Chan, 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

2. [2020-003177CUA](#) (W. HUGHEN: (415) 575-8722)  
621-635 SANSOME STREET – at Jackson Street, Lot 001 in in Assessor’s Block 0196 (District 3) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 184, 210.1, 239, and 303 for the renewal of a commercial Public Parking Lot, at the subject property located within a C-2 (Community Business) Zoning District, Jackson Square Special Use District, Washington-Broadway Special Use District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 MOTION: [20764](#)

3. [2020-001294CUA](#) (M. CHRISTENSEN: (415) 575-8742)  
2441 MISSION STREET – east side of Mission street, between 20<sup>th</sup> and 21<sup>st</sup> Streets; Lot 026 in Assessor’s Block 3610 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 754 and 303, requesting to amend Planning Commission Motion No. 19776 to authorize smoking and vaporizing on-site at the existing Medical Cannabis Dispensary (dba Mission Cannabis Club) within the mezzanine of the first floor of the subject property within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-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 July 9, 2020)

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 MOTION: [20765](#)

4. [2020-002262CUA](#) (D. WEISSGLASS: (415) 575-9177)  
3200 CALIFORNIA STREET – northwest corner of California Street and Presidio Avenue; Lot 038 in Assessor’s Block 1021 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, 209.2, 249.21, and 724 to establish a Formula Retail Limited Restaurant (d.b.a. “Bean Sprouts”) within the Sacramento Street NCD (Neighborhood Commercial) and RM-1 Zoning Districts, the California Street and Presidio Avenue Community Center Special Use District, and 65-X Height and Bulk District. The establishment is to be located within the existing community center lobby and will have no visible frontage on the street. This project was reviewed under the Community Business Priority Processing Program (CB3P). This is not defined as a Project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Chan, Fung, Imperial, Johnson, Koppel, Moore  
 RECUSED: Diamond  
 MOTION: [20766](#)

5. [2020-002615CUA](#) (D. WEISSGLASS: (415) 575-9177)  
2000 VAN NESS AVENUE – northeast corner of Van Ness Avenue and Jackson Street; Lot 005 in Assessor’s Block 0595 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.3 to establish a Personal Service use Tattoo Parlor (d.b.a. “Diamond Club Tattoo”) within a RC-4 (Residential – Commercial, High Density) Zoning District and 80-D Height and Bulk Districts. The Tattoo Parlor is proposed at the 2<sup>nd</sup>

level of the building facing the interior lightwell. This project was reviewed under the Community Business Priority Processing Program (CB3P). 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: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 MOTION: [20767](#)

## C. COMMISSION MATTERS

7. Consideration of Adoption:
- [Draft Minutes for July 9, 2020](#)

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

8. Commission Comments/Questions

### **Commissioner Moore:**

Secretary Ionin, I would like to bring to your attention that the line -- your own voice is fading in and out. There is a certain instability in the line, and it will mix certain critical information. Also, when you are repeating the phone number, at least on my end there is a very weak connection. I am now wondering if other people share the same impression. Thank you.

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

I will try to move closer to my router. Thank you.

### **Commissioner Diamond:**

There were two items in the news this week that I think would be really beneficial if we could have a Planning Department briefing to the Commission on. One was a report in the newspaper about the RHNA numbers – the new RHNA numbers that are being adopted. And the interplay between SB 35 and the new, much higher RHNA numbers. I spent some time earlier this morning on the phone with Kate Conner and James Pappas in the Planning Department to try to understand these issues in more detail. And they gave me an exceptionally helpful briefing and my request to the Director, in abstentia, is that it would be really beneficial I think to the Commission and also to the public to understand future implications of these much higher RHNA numbers, especially in light of SB 35 as applied to San Francisco.

My second request has to do with -- and maybe this will come up later in the legislation presentation, but that the Hub project was adopted by the Board in a considerably different format than was approved by the Commission. And it would be helpful I think to understand for the Commission the implications of the Board's approval and the Racial and Social Equity analysis that is going to be done, and how that interplays with Phase 2 of the Planning Department Racial and Social Equity initiative. And also, the impact on all of the community

benefits, in particular, the transportation improvements that were part of the larger Hub plan and what that timing might be. And also, what the status is of, not the three projects were approved but all the others, and status of any pending applications on those projects. So again, a request to Director Hillis to provide a much fuller briefing I think to the Commission about what that means going forward. Thank you.

## D. DEPARTMENT MATTERS

### 9. Director's Announcements

#### **AnMarie Rodgers:**

This is AnMarie Rodgers standing in for Director Hillis today. And I was going to share with you a little bit about our intern program that we have. This is important program that we have done for a few years managed by our senior planner, Tina Tam. And this year we have 15 interns that are full time and paid. Because of COVID effects, they are working remotely. And we have shortened the internship just down to nine weeks this is year. We pair them with a planner, and they are tasked to work on a specific project and develop that and give presentations at the end of their program which is going to end the week of August 17<sup>th</sup>. We would like to express our -- how happy we are to have them here and appreciative of the work they're going to be performing, and we also like to invite these commissioners to participate in hearing the intern's -- [Inaudible]

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

It is hard to tell, but I am not sure if it is my computer or AnMarie seems as though -- AnMarie on my end, anyway, froze.

#### **Commissioner:**

I also see that. She's --

#### **Commissioner Diamond:**

Yes, frozen for me, too.

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

So unfortunately, AnMarie, you were cutting in and out on me. I thought it was my computer, so I moved closer to my router and it didn't help the issue. For your record, Commissioner Moore, I was informed that on other people's computers I was clear and audible without interruption. AnMarie, I am not sure if you can come back and try to reiterate any of those comments.

#### **Commissioner Moore:**

I wanted to welcome our intern students. Over the past year, Commissioners made themselves available and also participated at the final presentations when these students were kind of speaking to their work in the Department. I regret that you are all here without the true ability to interact with everybody in an exciting department and learn also from seeing our city directly. I hope you are all healthy and we hope we can meet you online at some point. Thank you.

### 10. 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 there were quite a few items on the Land Use agenda. The first item was the Committee considered Supervisor Ronen's ordinance that would allow arts activities and social service or philanthropic facilities as temporary uses. Commissioners, you heard this item on June 25<sup>th</sup> and voted to approve it with modifications. Those modifications included, one, to define COVID-19 relief and recovery uses that are eligible for the proposed temporary use authorization; create a fee waiver for COVID-19 relief and recovery uses seeking a temporary use authorization; extend the initial approval period for the temporary use authorization to two years; and extend the renewal at the discretion of Planning Director for an additional two years. The Land Use Committee voiced their support for all the Commission's recommended modifications. However, since some of the proposed amendments are substantive, the Committee voted to continue the item one week to July 27<sup>th</sup> so that those the amendments could be added to the ordinance. The Committee then considered Supervisor Ronen's ordinance that would allow the parking lot behind the El Capitan Theatre to remain for another five years without obtaining conditional use authorization. Commissioners, you heard this last week and unanimously recommended approval. No one spoke up during public comment and once public comment was closed, the item was recommended to the Full Board.

Next, the Committee considered Supervisor Ronen's ordinance that proposed to prohibit office uses in UMU Zoning Districts and require conditional use authorization for various office like service uses. This Commission heard this item on April 23<sup>rd</sup> and voted to approve the ordinance with modifications. Those modifications included one to limit the condition on office uses within the UMU to the Mission Area Plan; maintain existing controls on professional service, financial service and medical service; and three, include a grandfathering clause in the ordinance. At the Land Use hearing the community expressed overall support of the ordinance. Questions centered on the appeal hearing date for one project potentially affected by the office use prohibition. Supervisor Ronen clarified that the appeal hearing date is scheduled to occur before the likely effective date of the ordinance. Public comment was overwhelmingly in support of the ordinance citing that it would help preserve spaces for art, social service and employment serving local residents. Four members of the public did comment on the need to include grandfathering clause. After public comment, the Committee voted unanimously to amend the ordinance to limit the prohibition on office uses in the Mission Area Plan. The other Planning Commission recommendations notably the grandfathering clause were not added to the ordinance. The Committee then voted unanimously to recommend the ordinance as amended to the Full Board.

Next, the Committee considered the initiation of the landmark status for the Zakheim murals located at the UCSF Parnassus campus. This is the first step for landmark designation initiated by a board member. During the hearing there were presentations by SF Heritage on background of the murals and artists and by UCSF on the status of the murals' preservation. There was some public comment mainly over stewardship of the city's collection of new deal art which is one of the largest in the country. Supervisor Peskin acknowledged that this landmark status would be honorific due to the status of it being a UC Project. And nonetheless, the Committee sent the item to the Full Board with a positive

recommendation. Should the Board do decide to initiate landmark designation, the Historic Preservation Commission will have 90 days to act on it once it has been transmitted to the Department. This item however will not be heard by this Commission. And then finally, the Committee took up the various legislative amendments associated with the Market and Octavia Plan, also known as the Hub. You may recall that this item was continued from last week's meeting. Commissioners, you heard this item on May 21<sup>st</sup> and recommended approval and directed the Department and the Board to pursue a Nexus study to establish the community facility's fee. In response to this direction, the mayor introduced substitute legislation on June 9<sup>th</sup> with new community facilities fee amendment. During public comment at the Land Use hearing, there were generally two sentiments from the commenters. Those that were in support of the plan as proposed by the commission and those in support of a pause on the rest of the legislation until further equity work is complete. After public comment, Supervisor Preston proposed to duplicate the file. Even proposed the amendments to the zoning map ordinance which would limit height increase to three sites – 30 Van Ness, 98 Franklin, and 10 South Van Ness, and retain the existing NCT-3 Zoning. His other amendments included impact fee calculation clarifications and changing the period from annual to quarterly for the community facility's fee. After those amendments were made, the Board forwarded all the items except the Hub Housing Sustainability District to the Full Board on July 21<sup>st</sup>.

At the Full Board this week, Supervisor Peskin's ordinance that would allow the Central Station to expand in the North Beach Special Use District passed its second read. And the Board also compared the CEQA appeal for 743 Vermont Street. This project includes a rear addition, a new deck and other interior modifications. In addition, the project would include the legalization of an existing bathroom and three storage rooms on the ground floor level to comply with a notice of violation. Commissioners, you heard this item on January 2, 2020 as a discretionary review and voted to not take DR and approve the project as proposed. The appellant's contention was that the CEQA determination is invalid because the revised project description omitted that the unauthorized dwelling was being legalized. Staff's response to this was that the work to construct the three storage rooms and the full bath on the ground floor is being legalized based a notice of violation. However, the space is not being used as an unauthorized dwelling unit and the owner has no intention of adding an ADU to their ground floor space. Thus, the CEQA project description was valid and the CEQA determination should stand. During the hearing, Rachel Schuett, Environmental Planning staff, presented the Department's position and was assisted by Carly Grob who handled the questions about the Department's accessory dwelling unit program. In the end, the Board voted unanimously to uphold the exemption and denied the appeal.

And then finally, the stripped-down version of the amendments of the Hub passed its first read at the Full Board. And based on Commissioner Diamond's comments, I don't have all that information for you. Perhaps a separate presentation on the impacts of the Board's action can be done by the planners that are assigned to it. And I am available for questions. Thank you.

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

I did want to announce for the benefit of the public and the Commission to make you aware that the Planning Department is moving. By the end of August or even mid-August we will have moved from 1650 Mission Street to our new offices at 49 South Van Ness. When we will be allowed to actually occupy those offices is yet to be determined.

**E. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Tess Wilborn – Housing balance inventory report  
 Georgia Schuttish – Demo calcs  
 Ozzie Rohm – SB 35  
 Anastasia Yovanapolous – RHNA levels  
 Jeremy Schaub – SER  
 Robert Fruchtman – Housing vacancies  
 Yonathan Randolph – Pros and cons  
 Sara Ogilvie – SB 35  
 Speaker – Expletive comment

**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.

11. [2018-016522CWP](#) (S. NICKOLOPOULOS: (415) 575-9089)  
**STATE HOUSING LEGISLATION – Informational Presentation** – The Commission has requested a review of certain housing bills pending within the California State Legislature. This year's legislative session has been delayed and compressed by COVID-19. At this time, there are still many viable bills that could affect San Francisco's housing stock. Staff have provided a cursory review of fourteen (14) bills and an overview of potential effects within San Francisco for discussion.

*Preliminary Recommendation: None – Informational*

**SPEAKERS:** = AnMarie Rodgers – Staff presentation  
 - Ozzie Rohm – Impacts  
 = Georgia Schuttish – Occupancy, check water bills  
 + Corey Smith – SB 35  
 - Stephanie Peek – Cumulative effects  
 - Renee Kern – For rent signs, vacant housing  
 - Peter Cohen – AB1279  
 - Kathryn Howard – SB 288  
 - Tess Wilborn – CEQA  
 - Anastasia Yovanopolous – Ministerial approvals  
 = Robert Fruchtman – SB 330  
 - Bruce Bowen – SB 902  
 - Sara Ogilvie – Housing supply  
 - Speaker – Affordable housing crisis

**ACTION:** Reviewed and Commented

12. (T. SHEYNER: (415) 575-9127)  
**HAZARDOUS MATERIALS IMPACT ANALYSIS** – This **Informational Presentation** will provide an overview of how the Department analyzes hazardous materials, specifically subsurface



soil, groundwater, and vapor contamination, as part of the environmental review process pursuant to the California Environmental Quality Act. The presentation will also cover the Department's coordination with the Department of Public Health regarding the Maher Program and sites on the Cortese list.

(Continued from Regular hearing on April 30, 2020)

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Tania Sheyner – Staff presentation  
 = Speaker – Air test  
 = Ozzie Rohm – HazMat assessment  
 = Jeanie Poling – Response to questions  
 = Lisa Gibson – Response to questions

ACTION: Reviewed and Commented

13. [2016-016100ENV](#) (T. JOHNSTON: (415) 575-9035)  
**SFPUC SOUTHERN SKYLINE BOULEVARD RIDGE TRAIL EXTENSION PROJECT** – The project area includes watershed lands along the Fifield-Cahill ridge trail, which is approximately 1.5 miles north of the State Route 92 (S.R. 92)/State Route 35 (S.R. 35) intersection (north of the Skylawn Memorial Park), and watershed lands extending south from S.R. 92 approximately 6 miles to the Phleger Estate boundary and east from S.R. 35 a few hundred feet. Commission Review and Comment on the **Draft Environmental Impact Report**. The proposed project seeks to improve and develop recreational trails and associated facilities located within the Peninsula Watershed in central San Mateo County. The Peninsula Watershed property is owned by the City and County of San Francisco and managed by the SFPUC. The project is a component of the SFPUC's Peninsula Watershed Management Plan. **Written comments will be accepted at the Planning Department until 5:00 p.m. on August 10, 2020.**

*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Timothy Johnston – Staff report  
 + Tim Ramirez – Project presentation  
 + Liz Westbrook – Bay area ridge trail  
 + Mike Naranjo – Public health, more outdoor recreation  
 + Mathew Blaine – Highway 92  
 + Jerry Molitor – Unauthorized parking

ACTION: Reviewed and Commented

- 14a. [2018-008397CUA](#) (K. DURANDET: (415) 575-6816)  
**2005 17<sup>TH</sup> STREET** – south side of 17<sup>th</sup> Street between Kansas and Vermont Streets, Lot 001J of Assessor's Block 3977 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to remove an unauthorized dwelling unit from the ground floor basement/garage level of an existing single-family, two-story residential building. The building would retain the one existing legal dwelling unit. The subject property is located within a RH-2 (Residential House, Two-Family) Zoning District and 45-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*

(Continued from Regular hearing on July 9, 2020)

SPEAKERS: = Kimberly Durandet – Staff presentation  
 + Herbert Terreri – Project presentation  
 - Ozzie Rohm – Tenant displacement  
 = Yonathan Randolph – ADUs  
 = Rich Sucre – Response to questions  
 ACTION: Approved with Conditions  
 AYES: Diamond, Fung, Johnson, Koppel  
 NAYS: Chan, Imperial, Moore  
 MOTION: [20768](#)

- 14b. [2018-008397VAR](#) (K. DURANDET: (415) 575-6816)  
2005 17<sup>TH</sup> STREET – south side of 17<sup>th</sup> Street between Vermont and Kansas Streets, Lot 001J of Assessor’s Block 3977 (District 10) – Request for **Variance** from the Zoning Administrator to reconstruct an unauthorized deck and stair with an addition of a firewall which extends into the required rear yard. Planning Code Section 134 requires the subject property to maintain a rear yard of approximately 23 feet. Therefore, a rear yard variance is required. The subject property is located within a RH-2 (Residential-House, Two-Family) Zoning District and 45-X Height and Bulk District.  
 (Continued from Regular hearing on July 9, 2020)

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

16. [2018-012648CUA](#) (J. HORN: (415) 575-6925)  
2001 37<sup>TH</sup> AVENUE – northeast side of 39<sup>th</sup> 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, 303, and 304 to amend an existing Planned Unit Development (PUD) for St. Ignatius College Preparatory to allow the construction of a lighting system at the J.B. Murphy Field athletic stadium for weekday and weekend evening use and to install a Verizon Wireless macro wireless telecommunications services (WTS) facility. The project will construct four 90-foot tall light standards and the WTS facility and ancillary equipment will be attached to the northwest standard. Under the PUD, the project is seeking an exception to rear yard (Planning Code Section 134) requirements. 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*  
 (Continued from Regular hearing on June 11, 2020)

SPEAKERS: = Jeff Horn – Staff report  
 + Michelle Nevin Levine – Project presentation  
 - Deborah Brown – Organized opposition  
 - Mary Alice Fischer – Organized opposition  
 + Speaker – Support  
 - Speaker – Opposed  
 + Speaker – Support  
 + Bryan Vi – Support  
 + Kelly – Support  
 + Speaker – Support

= Katherine Howard – EIR  
+ Speaker – Support  
- Cristine Crosby – Oppose  
- Speaker – Oppose  
+ Michael Thomas – Support  
- Speaker – Oppose  
- Larry – Oppose  
- Speaker – Oppose  
- Speaker – Oppose  
+ Hugh Donohue – Support  
+ Ted Buchanan – Support  
+ Bill Moore – Support  
- Brandon – Oppose  
+ Owen – Support  
+ Michael Sweeney – Support  
- Tiffany – Oppose  
+ David – Support  
+ Speaker – Support  
+ Renee Moore – Support  
+ Bill – Support  
- Speaker – Oppose  
+ Mikey Harrison – Support  
- Dr. David Crosby – Oppose  
- Josette – Oppose  
+ Matt – Support  
- Matthew – Parking study  
- Roger Wong – Oppose  
+ Tony – Support  
+ Catherine – Support  
+ Molly – Support  
+ James McKenzie – Support  
+ Shannon – Support  
- Allison Harrington – Oppose  
+ Keith – Support  
+ Sam – Support  
- Linda Delucchi – Oppose  
- Eric Wong – Oppose  
- Joy Chen – Oppose  
+ Speaker – Support  
+ Lydia – Support  
+ Tom Harlan – Support  
- Isabel – Oppose  
- Dan – Oppose  
+ James – Support  
+ Bianca – Support  
- Speaker – Oppose  
- Eugene Romero – Oppose  
+ Yonathan Randolph – Support  
- Debbie – Oppose

- Steve – Oppose  
 - Alan – Oppose  
 + Speaker – Support  
 + Speaker – Support  
 + Ken Stupi – Response to questions

ACTION: Approved with Conditions as Amended to reflect:

1. Total usage of the lights is limited to 150 nights per year.
2. On Mondays-Thursdays for practice and low-attendance events, the lights are to be dimmed by 8:30 PM and turned off by 9:00 PM.
3. 20 events per year may occur until 10:00 PM (approximately 10 of these are large events occurring on Friday or Saturday nights)
4. School affiliate usage is limited to 20 of the 150 nights.

AYES: Chan, Diamond, Imperial, Johnson, Koppel, Moore  
 NAYS: Fung  
 MOTION: [20769](#)

## 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.

17. [2018-015239DRP](#) (D. WINSLOW: (415) 575-9159)  
1222 FUNSTON AVENUE – between Irving Street and Lincoln Way; Lot 040 in Assessor’s Block 1738 (District 5) – Request for **Discretionary Review** of Building Permit 2018.1211.8001 to demolish an existing one-car garage at the front of the subject property and construct a new four story, single-family residence 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 July 16, 2020)

SPEAKERS: = David Winslow – Staff report  
 - Rose Feng – DR presentation  
 + Toby Morris – Project presentation  
 - Jim Iverson – Sidewalk

ACTION: No DR  
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 DRA: [709](#)

18. [2018-012442DRP](#) (D. WINSLOW: (415) 575-9159)  
436 TEHAMA STREET – between 5<sup>th</sup> and 6<sup>th</sup> Streets; 106 in Assessor’s Block 3732 (District 6) – Request for **Discretionary Review** of Building Permit 2018.0628.3202 to create 2 new dwelling units on the ground floor per ordinance 162-16 and eliminate two off-street parking spaces within a MUR (Mixed Use - Residential) Zoning District and 45-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 May 28, 2020)

SPEAKERS: = David Winslow – Staff report  
- Speaker – DR requestor  
- Brian Wallace – Rear yard pattern  
- Clark – DR requestor  
+ Speaker – Project sponsor

ACTION: No DR

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

NAYS: Moore

DRA: [710](#)

19. [2019-016947DRP](#) (D. WINSLOW: (415) 575-9159)  
624 MOULTRIE STREET – between Tomkins and Ogden Avenues; Lot 005 in Assessor’s Block 5722 (District 9) – Request for **Discretionary Review** of Building Permit 2019.0904.0581 to construct a one-story 514 sq. ft. vertical addition and roof deck, which is set back from the building edge, over an existing two-story single-family residence within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: = David Winslow – Staff report  
- Brian Fabian – DR requestor  
+ Dave – Project sponsor  
- Guy – Deck

ACTION: No DR

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

DRA: [711](#)

20. [2019-012023DRP](#) (D. WINSLOW: (415) 575-9159)  
1856 29<sup>TH</sup> AVENUE – between Noriega and Ortega Streets; Lot 004P in Assessor’s Block 2065 (District 4) – Request for **Discretionary Review** of Building Permit 2019.0517.1003 to construct a third story addition, set back 15’ from the front building wall, and front and rear decks over an existing 2-story single-family residence within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: = David Winslow – Staff report  
+ Speaker – Project sponsor  
- Jim Pardell – DR requestor  
- Kevin Moore – DR requestor

ACTION: Took DR and Approved with Conditions:

1. Reduce the height of the roof at the area over the stair landing adjacent to the neighbor's light well; and
2. Relocate the skylight to remove the need for a fire protective parapet.

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

DRA: [712](#)

6. [2019-021795CUA](#) (M. CHANDLER: (415) 575-9048)  
650 FREDERICK STREET – northside between Arguello Boulevard and Stanyan Street (Kezar Stadium), Lot 001 of Assessor's Block 1264 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 211.2 and 303, to install a Verizon Wireless macro wireless telecommunications facility to increase wireless communications coverage within Golden Gate Park and the surrounding area. The Verizon Wireless project consists of fifteen (15) new Antennas, eighteen (18) new remote radio units, and two (2) Surge Suppressors on existing stadium light pole, and ancillary equipment including ground mounted equipment screened within a fence. The subject property is located within a P (Public), and OS 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*  
 (Continued from Regular hearing on May 28, 2020)

SPEAKERS: = Matthew Chandler – Staff report

+ Chad Christie – Project sponsor presentation

ACTION: After being pulled off of Consent; Approved with Conditions

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

MOTION: [20770](#)

ADJOURNMENT 10:09 PM  
 ADOPTED AUGUST 27, 2020