

SAN FRANCISCO PLANNING COMMISSION



Thursday, August 27, 2020
1:00 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Aaron Starr, Audrey Merlone, Xinyu Liang, 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. 2018-014795ENX (M. CHRISTENSEN: (628) 652-7567)
1560 FOLSOM STREET – irregular lot bounded by Folsom, 11th, and Kissling Streets; Lots 009, 066-068 in Assessor's Block 3516 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Sections 329, 813, 823, and 844 for a Project which proposes to demolish five existing Industrial buildings at the project site, merge four existing lots into two new lots, vacate a portion of Burns Place (a public alleyway), and construct two new buildings at the site. The first building, fronting Kissling Street, is proposed as a 7-story,

83.5', 65,575 sq ft residential building containing 56 dwelling units and 36 off-street auto parking spaces. The second building, fronting Folsom and 11th Streets, is proposed as an 8-story, 85' tall, 200,049 sq ft mixed use building containing 188 dwelling units and 47 off-street auto parking spaces. The subject property is within the WMUG (Western SoMa Mixed Use General) and RED (Residential Enclave) Zoning Districts, the Western SoMa Special Use District, and 40-X and 55-X Height and Bulk Districts. The proposed Project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918) and proposes waivers for: the Height Limit (PC 260), Rear Yard (PC 134), Dwelling Unit Exposure (PC 140), Narrow Streets Height Limit (PC 261.1), and Horizontal Mass Reduction (PC 270.1) requirements of the Planning Code. 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 September 24, 2020)

SPEAKERS: None
 ACTION: Continued to September 24, 2020
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel

2. 2016-003164GPA (S. NICKOLOPOULOS: (415) 575-9089)
HEALTH CARE SERVICES MASTER PLAN – General Plan Amendment Initiation to revise the Commerce and Industry Element, to update it and incorporate the 2019 Health Care Services Master Plan; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings under Planning Code Section 340 and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Preliminary Recommendation: Initiate
 (Continued from Regular hearing on June 25, 2020)
(Proposed for Continuance to October 1, 2020)

SPEAKERS: None
 ACTION: Continued to October 1, 2020
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel

3. 2019-014214DRP (M. CHRISTENSEN: (628) 652-7567)
457 MARIPOSA STREET – between Third and Illinois Streets; Lot 043 in Assessor's Block 3994 (District 10) – Request for a **Discretionary Review** of Building Permit No. 2019.0702.4973, which proposes to establish a new Cannabis Retail establishment of approximately 2,500 square feet in size, including on-site consumption, in an existing one-story Industrial building within an UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District. Minor interior and exterior alterations are proposed to the subject tenant space. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Continued from Regular hearing on July 9, 2020)
(Proposed for Continuance to October 8, 2020)

SPEAKERS: None
 ACTION: Continued to October 8, 2020
 AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore

4. 2019-017867CUA (S. YOUNG: (628) 652-7349)
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
 (Continued from Regular hearing on June 18, 2020)
(Proposed for Continuance to October 29, 2020)

SPEAKERS: None
 ACTION: Continued to October 29, 2020
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel

11. [2007.0604X](#) (L. HOAGLAND: (415) 575-6823)
1145 MISSION STREET – southeast side of Mission Street; Lot 168 of Assessor’s Block 3727 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to allow new construction of a six-story, 65-foot tall, mixed-use building (approximately 37,905 square feet) with 25 residential dwelling units, approximately 4,500 square feet of ground floor commercial, 9 below-grade off-street parking spaces, 1 car-share parking space, 30 Class 1 bicycle parking spaces, and 2 Class 2 bicycle parking spaces on a vacant lot. The Project includes a dwelling-unit mix consisting of 15 one-bedroom units and 10 two-bedroom units. The project site is located within a MUO (Mixed-Use Office) Zoning District and 65-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)
Note: On June 11, 2020, after hearing and closing public comment, continued to July 9, 2020 by a vote of +7 -0. On July 9, 2020, without hearing, continued to August 27, 2020 by a vote of +7 -0.

SPEAKERS: + Rachel Lastimososa – Racial equity
 + Erin Thompson – Approve project
 + Angelica Cabande – Continuance
 + Bonifacio – Continuance
 - Kevin Fong – Get it built soon, don’t delay
 - John Bloom – Great location, continued delays not helping the situation
 - Matthew – Support project
 - Jefferson Chan – Move forward with building
 ACTION: Continued to November 19, 2020
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel

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

5. [2019-017421CUA](#) (S. CISNEROS: (628) 652-7363)
227 CHURCH STREET – east side of Church Street near the intersection of Market Street; Lot 062 in Assessor's Block 3544 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 121.2, to establish a new gym use (yoga studio) 3,000 square feet or greater (approximately 5,135 square feet) at the subject property. The project includes façade restoration and interior tenant improvements to the existing one-story commercial building located within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions as Amended by Staff
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20778](#)

C. COMMISSION MATTERS

6. Consideration of Adoption:
 • [Draft Minutes for July 23, 2020](#)

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

- [Draft Minutes for July 30, 2020](#)

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

7. Commission Comments/Questions

Commissioner Moore:

I want to comment on SB-1085. I am delighted to hear that Senator Skinner worked for the Board of Supervisors to protect the Affordable Housing Fees for San Francisco. Further to this I would like to commend the Department, praise the Department for its remarkable effort having held an intern program that has created remarkable results. I participated the intern presentations on Tuesday the 18th, 19th and 20th. Where each day five interns recommended their respective programs. I strongly recommend that all commissioners

avail themselves to the link that has been sent out and hear the presentations. They were remarkable, there is lots to be learned and I couldn't be happier for the Department being capable of conducting a remote intern program, for each participant made significantly important and valuable contributions for Planning in San Francisco. The range of topics is amazing and would take too long to mention all 15 of them, but I strongly would like to direct your attention towards the presentation POPOS Monitoring and Compliance in addition to Climate Resilience Story Map. Also of great interest I think was the idea about Freight Planning and the Housing Element Update and a discussion on a new Land Use code called Co-Sharing. All of them are thought provoking. I hope the Commission will work closely with the Department to take some of these things forward and those are my comments.

Commissioner Imperial:

Yes, I agree with Commissioner Moore. I also participated the interns' presentation. And I would like to applaud, as well, the Planning staff as well and the supervisors who supervised those interns. They are knowledgeable for me and I hope that this will continue for next summer program. I know we may be facing budget cuts but I hope that one will not be cut. So congratulations to the supervisor and to the interns and hope you can send them my regards. Thank you.

D. DEPARTMENT MATTERS

8. Director's Announcements

Rich Hillis, Planning Director:

Thank you, Commissioners. Thank you, Commissioner Imperial and Moore for the comments on the internship program and participating in it. I do want to thank Tina Tam who led the effort with our interns. As you know, many agencies and corporations got canceled their internship programs over the summer because of COVID and we made our conscious effort to keep ours going. And I think it was tremendously successful. So, we sent around a link, please do take a look at those presentations.

So, welcome back to everyone and congratulations Commissioner Diamond, Imperial and President Koppel on your reappointments to this commission. A few items, you probably have heard that Jeff Joslin announced a few weeks ago that he was leaving his position as our Director of Current Planning. His last day was last week, August 20th. So, I just wanted to publicly thank him for his 7+ years with the Department and his leadership at Current Planning. He was definitely unprecedented at times and that he was here -- and especially I want to highlight his work building our capacity around Design Review and Preservation. I think the changes he's made will have a lasting impact on our work for years to come. So, thank you to Jeff. Liz Watty who's been the Deputy Director of Current Planning for the past 4 years has taken over in an acting capacity while we take out a process to fill that position. So more to come on that.

Our offices officially moved to 49 South Van Ness last week. It was a bit odd because we didn't physically move, our stuff moved. So we haven't been able to occupy the space. Some staff had gone in to unpack and do some work. We are still awaiting any additional guidelines from the City, DHR, and DPH on how and when we will ultimately be able to occupy the space.

I do want to highlight an issue with DBI that is impacting our work as well. As you may have heard, DBI was accepting all permit applications electronically. There were some issues and some kinks that had to be worked out related to that. So, they have temporarily limited the types of applications that are able to be submitted online. And they are working to retool the electronic submission process to better integrate it with their permit tracking system. So, we hope that's up and running more robustly in the coming weeks. While they are making those improvements, they are continuing to offer limited in-person ability to permit applications. And they will continue to process digitally those that have been submitted. So, we realize this is an impact. We're working with them, lending our expertise to their processes as well as expanding our ability to accept permits over the counter.

And then finally, our department's budget was approved at the Full Board this past week. There were some minor changes, not a tremendous amount of change to what we had submitted to you a couple of months ago in response to the mayor's request to reduce our General Fund allocation. There is still a bit of uncertainty as we move forward around fees and fee revenue because that makes up the bulk of our budget. So, we're maintaining flexibility by keeping some positions vacant until we get a better handle on our fee revenue. Because this issue came up, I think the last time we talked about the budget around our historic survey work, that money remain – the funding remains intact in our budget. So, that work will continue. And that concludes my report. Thank you.

Commissioner Imperial:

I have a question director Hillis if that's okay.

Rich Hillis, Planning Director:

Sure.

Commissioner Imperial:

I'm sad to hear regarding Director Joslin leaving. But I have a question in terms of – in the process of hiring his position. I'm assuming that the Racial and Social Equity work that we have in terms of hiring will be something applicable?

Rich Hillis, Planning Director:

Absolutely. It is something we're constantly working on and we got internal processes that we have put in place to implement the Phase 1 of our work. We are also working with DHR to expand the applicability of that work but yes.

Commissioner Imperial:

Okay thank you. And I hope I -- I wish I got to work more with Director Joslin so regards to him as well.

Rich Hillis, Planning Director:

Thank you.

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

Aaron Starr, Legislative Manager:

Good afternoon, Commissioners. Welcome back from your summer break. In the pandemic, fires, deadly air and multiple constitutional crisis, I'm sure it was very relaxing. Before I begin, I would like to announce that this will be my last board report. I've decided to quit my job and join the touring cast of Hair, playing the role of Claude. We'll be performing in socially distant crowds in parts across the country. While we still take our clothes off at the end of the first act, we always keep our masks on. So let's get on with it.

While you were on break, the Board remained in session except for the first week in August. During that time, only one Land Use hearing had a Planning Department item on it. That item was Supervisor Yee's amendment to Prop E, the Educator Housing Streamlining Program. This ordinance amended the Planning Code to require at least 10% of the units in educator housing be three-bedroom units. Commissioners, you heard this item on July 16th in conjunction with Supervisor Fewer's ordinance that also amended the controls for Prop E. This item was unanimously recommended to the Board.

Over the course of the last three boring hearings, the following items all passed their second read – Supervisor Ronen's ordinance that will allow arts activities, social services, or philanthropic facilities and COVID-19 recovery activities at temporary uses; supervisor Ronen's ordinance that would amend the controls for the Urban Mixed Use Zoning District by prohibiting office uses, specifically in the Mission SUD; Supervisor Ronen's ordinance that would allow for the continuation of the parking lot behind the El Capitan theatre building; Supervisor Fewer's ordinance that would amend Prop E by allowing for height increases and development on lots over 8,000 sq ft or more; Supervisor Yee's proposed amendments to proposition E that would require that 10% of the units in Prop E projects have three bedrooms; Supervisor Peskin's ordinance that would codify the Planning Commission's successful CB3 program; and Supervisor Peskin's ordinance that would make technical corrections to the Chinatown Community Business District.

There are also several resolutions that the Board passed including the Mayor's reappointment of Commissioner Diamond and Commissioner Koppel to the commission, congratulations. As well as President Yee's reappointment to commissioner Imperial to the Planning Commission, also congratulations to her. And finally, Supervisor Mar's resolution urging the Association of Bay Area Governments in the regional housing needs allocation process to focus on unmet needs for affordable housing. That was continued for one week. The Board also continued several appeals and heard a few. It continued the appeal for 617 Sanchez Street; that's environmental appeal to September 29th. It continued the environmental appeal for 66 Mountain Spring Avenue to September 15th. It continued the 1846 Grove Street CU and CEQA appeal to September 29th.

The Board did take up the Balboa Reservoir project after denying a CEQA appeal for the project. The Board then voted to approve the General Plan, Planning Code, Zoning Map and Development Agreement for this project. Those items passed their second read on October 18th. And the Board also heard the Community Plan Evaluation appeal for 2300 Harrison. This project was the [inaudible] for Supervisor Ronen's ordinance to prohibit offices in the UMU Zoning District, which recently passed on second read. The project proposed replacing a vacant parking lot with a 6-story building that will expand the existing office use and also add 24 residential units. The project sought a height waiver in

accordance with the State Density Bonus Law. The project was before the Commission on December 12, 2019 and received a Large Project Authorization and Small Cap Office Allocation for 27,000 sq ft. The appellant argued that the Department should have prepared an Environmental Impact Report instead of a Community Plan Evaluation for the project. Reasons cited included the claim that the project is inconsistent with the Mission Area Plan and General Plan Policies both in terms of goals and zoning. The Department's position is that the Environmental review was properly performed pursuant to local and state requirements. The project is consistent with the zoning of the site which means it is consistent with the development density established by the General Plan. This therefore satisfies the standard to qualify for CPE. That 2020 monitoring last year showed that the neighborhood has gained 235,000 sq ft of office use while losing 481,000 sq ft of PDR use since 2011. Supervisor Ronen indicated this new information should have been acknowledged and analyzed in the CPE. The Board concurred and unanimously upheld the appeal on the spaces. The Board did not state that this new information would result in a new significant impact or substantially more severe significant impact that was not identified in the Eastern neighborhood's EIR. Moreover, the Board did not ask Planning staff any questions during the hearing. Nonetheless, the Board voted to conditionally reverse the CPE determination by the Planning Department.

Staff would like to note that the updated Office and PDR monitoring numbers for the Mission area in the last MAP 2020 report do not exceed the non-residential projections never used as the basis for the impact analysis in the Eastern neighborhood's EIR. During the hearing, most public commenters spoke in favor of the appeal while a few spoke in favor of the project and its CPE. While the Board has not yet adopted written findings in support of their decision to overturn the CPE, those findings would be applicable only to the Board's decision on 2300 Harrison Street CPE appeal. The findings may be moot at this point, however, as because the Mayor has recently signed Supervisor Ronen's legislation prohibiting new office uses in the UMU Zoning District, legislation will be effective within 30 days. It is not possible for the Department to issue a new environmental determination and for the project to receive new approvals from the Planning Commission before that legislation goes into effect. Thus, the project is effectively no longer viable. And that concludes my remarks and I am happy take questions. Thank you.

Jonas P. Ionin, Commission Secretary:

I don't have a report from the Board of Appeals. I won't be quitting, but I do have a report from the Historic Preservation Commission, which didn't meet yesterday but did meet last week on August 19th. They approved several Legacy Business Registry applications specifically Legal Assistance to the Elderly on Mission Street, the San Francisco Natural Medicine, business on 20th Street, Annie's Hot Dogs on 25th Street, the House of Nanking on Kearny, and JHW Locksmith on Fillmore, and The Wok Shop on Grant Avenue. Most significantly, they reviewed and adopted a recommendation for approval of landmark designation to the Board of Supervisors on the History of Medicine in California frescoes at 533 Parnassus Avenue, part of the UCSF campus. They then reviewed and commented on the draft Environmental Impact Report of the UCSF comprehensive Parnassus Heights plan.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Katherine Howard – Articles on toxic building site on Green Street
 San Francisco gave CEQA categorical exemptions to nine projects located on state-identified toxic waste sites. Local residents appealed the Green Street exemption. "Despite the pending appeal, the San Francisco Department of Public Works allowed work to begin this week and expects it to conclude on Friday." Apparently, this action has been sanctioned by the Planning Department. (SF Chronicle)

CEQA attorney Richard Drury says, "In the 30 years I've been doing this I have never seen anything like it. We are in the midst of an appeal process, and they are short-circuiting the elected officials..."

These actions by the City illustrate concerns with how the misuse of CEQA might be supported by the proposed Standard Environmental Requirements (SER).

SER will have a negative impact on transparency and public participation in the CEQA process. We need a strong CEQA process. Please oppose the SER Ordinance.

Georgia Schuttish – At the DR Hearing on May 18, 2017, neighbors asked for two simple changes: To protect neighbors' light and air, keeping separation on the property line, eliminating minuscule amount of expanded square footage. Also not allow a fourth floor which violated RDGs. Neighbors requests were reasonable.

The owner and architect stated it wasn't a speculative project but a family home. 1647 Sanchez sold for \$9.1 million last month upon completion. At the hearing, one Commissioner said it was an inefficient use of space. And it was a Demolition.

Another Commissioner wanted two equal sized units. Another Commissioner wanted to approve it as an Alteration because that would keep the second very small unit rent controlled. If the Calcs had been adjusted at least once since 2009 per the code it would have been a Demolition because Calcs so close to Section 317 thresholds. Please adjust the Demo Calcs.

Ozzie Rohm – Resolution against RHNA

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.

10. [2020-006126PCA](#) (A. MERLONE: (628) 652-7534)
CONVERSION OF CERTAIN LIMITED RESTAURANTS TO RESTAURANTS - NORTH BEACH – Planning Code Amendment – Ordinance amending the Planning Code to allow certain Limited Restaurants in the North Beach Neighborhood Commercial District to convert to Restaurants that may apply for liquor licenses; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Audrey Merlone – Staff presentation
 + Lee Hepner, Sup. Peskin’s Aide – Project Sponsor
 = Aaron Starr – Response to questions
 ACTION: Approved with Conditions and Staff Modifications including a Finding supporting the amendment Citywide.
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel
 RESOLUTION: 20779

12. [2020-004023CUA](#) (X. LIANG: (628) 652-7316)
2512 MISSION STREET – west side of Mission Street between 21st and 22nd Streets; Lot 003 in Assessor’s Block 3616 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 754 and 781.8, to establish Restaurant and Nighttime Entertainment uses (dba. Arcana) within an existing double-height one-story commercial building in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage Special Use District (SUD), and 65-B Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Xinyu Liang – Staff presentation
 + Naz Khorram – Project sponsor
 + Speaker - Support
 + Camila Santos – Mixture of culture good in area
 + Natalie – Supportive of Arcana
 + Lorraine – Arcana good for community
 + Speaker – Support affordable late-night eatery
 + Gilliard Creamer – Good late-night eatery
 + Speaker – Supportive of Arcana
 + Angel – Good addition to the Mission
 + Speaker – Good platform for hidden talents
 + Nadia – Safe place
 + Alexandra – Need for vegan eatery in area
 + Jimatike Consa – Full support for Arcana
 + Amparo Martinez – Support affordable vegan eatery
 + Eric Hemingson – Arcana face of multi-culturalism
 + Kari Hemingson – Place of diversity
 ACTION: Approved with Conditions
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20780](#)

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.

13. [2019-022450DRP-02](#) (D. WINSLOW: (628) 652-7335)
 326 WINDING WAY – between Drake and Prague Streets; Lot 003 in Assessor’s Block 6459 (District 11) – Request for **Discretionary Review** of Building Permit 201911217915 to construct a horizontal addition, interior remodel and the conversion of the basement crawl space to habitable floor area and exterior façade changes to an existing single-family home within a RH-1(D) (Residential House, One-Family-Detached) Zoning District and 40-X Height and Bulk District. The project also includes a one-bedroom Accessory Dwelling Unit (ADU) which is under a separate building permit. 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 presentation
 + Dave Wolfe – Attorney for both DR requestors
 - Amir Afifi – Project Sponsor
 - Steven Currier – Support of project

ACTION: No DR

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

DRA: [716](#)

14. [2016-014777DRP-02](#) (D. WINSLOW: (628) 652-7335)
 357 CUMBERLAND STREET – between Sanchez and Noe Streets; Lot 037 in Assessor’s Block 3601 (District 8) – Request for **Discretionary Review** of Building Permit 2020.0311.6722 & 2020.0311.6723 to demolish an existing 3,469 gross square-foot three-story-over-garage single-family home and construct a new 5,026 gross-square-foot three-story-over-garage 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: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff report
 + Ryan Patterson – Attorney for DR 1
 + John Lum – Architect for DR 1
 + Bruce Bowen – 2nd DR requestor
 - Scott Emblidge – Project Sponsor’s representative
 - John Maniscalco – Project Sponsor’s Architect
 + Ozzie Rohm – Project out of scale
 + Marion Monsafe – Oppose project, do not allow roof deck
 + Mike Shaw – Oppose project/destroying historical Victorian home
 + Carolyn Kenady – Oppose project, balance
 + Speaker – Live at 359 Cumberland St/no shadow study

ACTION: Took DR and Approved with Staff modifications

AYES: Chan, Diamond, Fung, Imperial, Koppel

NAY: Moore

DRA: [717](#)

ADJOURNMENT 4:10 PM
 ADOPTED SEPTEMBER 10, 2020