

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

Remote Hearing  
via video and teleconferencing

Thursday, September 17, 2020  
1:00 p.m.  
Regular Meeting

COMMISSIONERS PRESENT: Chan, Diamond, Fung, Imperial, Moore, Koppel  
COMMISSIONERS ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:02 PM

STAFF IN ATTENDANCE: Aaron Starr, Mat Snyder, Joshua Switzky, Ashley Lindsay, David Winslow, Corey Teague – 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.

- 1a. 2019-000494DNX (N. FOSTER: (628) 652-7330)  
555 HOWARD STREET – south side of Howard Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets; Lots 086, 107, and 110 in Assessor's Block 3736 (District 6) – Request for **Downtown Project Authorization** pursuant to Planning Code Sections 210.2 and 309 to permit a project greater than 50,000 square feet of floor area within a C-3 Zoning District with exceptions for street wall base (Section 132.1(c)); tower separation (Section 132.1(d)); reduction of

ground-level wind currents in C-3 Zoning Districts (Section 148); off-street tour bus loading (Section 162); upper tower extensions (Section 263.9); and bulk controls (Section 270). The proposed project ("Project") includes demolition of three, existing buildings containing non-residential uses and construction of a new 35-story building reaching a roof height up to 385 feet tall (approximately 419 feet tall inclusive of elevator overrun and rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 381,000 gross square feet (gsf) of hotel uses and approximately 7,800 gsf of privately-owned public open space (POPOS) located on the rooftop (level 36). The hotel would include 401 tourist hotel guest rooms, and several accessory hotel uses that would be open to the public, including a full-service restaurant and bar on the ground floor and a sky bar/lounge located on level 35. The hotel would include approximately 15,000 gsf of function/meeting space including pre-function and function spaces, and a range of conference room sizes to accommodate events of varying sizes. Fitness facilities for use by hotel guests, including a pool, spa, and exercise room, would be located on level 6. The Project includes 3 off-street loading spaces, 16 Class 1 and 10 Class 2 bicycle parking spaces, with no off-street parking provided. The subject property is located within a C-3-O (SD) Zoning District and 350-S 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 September 3, 2020)

**(Proposed for Continuance to September 24, 2020)**

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

- 1b. 2019-000494CUA (N. FOSTER: (628) 652-7330)  
555 HOWARD STREET – south side of Howard Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets; Lots 086, 107, and 110 in Assessor's Block 3736 (District 6) – Request for **Conditional Use Authorization** to permit a hotel use (Sections 210.2 and 303(g)). The proposed project ("Project") includes demolition of three, existing buildings containing non-residential uses and construction of a new 35-story building reaching a roof height up to 385 feet tall (approximately 419 feet tall inclusive of elevator overrun and rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 381,000 gross square feet (gsf) of hotel uses and approximately 7,800 gsf of privately-owned public open space (POPOS) located on the rooftop (level 36). The hotel would include 401 tourist hotel guest rooms, and several accessory hotel uses that would be open to the public, including a full-service restaurant and bar on the ground floor and a sky bar/lounge located on level 35. The hotel would include approximately 15,000 gsf of function/meeting space including pre-function and function spaces, and a range of conference room sizes to accommodate events of varying sizes. Fitness facilities for use by hotel guests, including a pool, spa, and exercise room, would be located on level 6. The Project includes 3 off-street loading spaces, 16 Class 1 and 10 Class 2 bicycle parking spaces, with no off-street parking provided. The subject property is located within a C-3-O (SD) Zoning District and 350-S 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 September 3, 2020)  
**(Proposed for Continuance to September 24, 2020)**

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

- 1c. 2019-000494VAR (N. FOSTER: (628) 652-7330)  
555 HOWARD STREET – south side of Howard Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets; Lots 086, 107, and 110 in Assessor’s Block 3736 (District 6) – 1) Request for **Variance** to permit relief from the strict limits of the Planning Code related to off-street loading entrances (Section 155(s)(4)(A)) and location of Class 1 bicycle parking (Section 155.1(b)(1)); and 2) Request for Height Exemption for the elevator penthouse to accommodate the elevator overrun (Section 260(b)(1)(B)). The proposed project (“Project”) includes demolition of three, existing buildings containing non-residential uses and construction of a new 35-story building reaching a roof height up to 385 feet tall (approximately 419 feet tall inclusive of elevator overrun and rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 381,000 gross square feet (gsf) of hotel uses and approximately 7,800 gsf of privately-owned public open space (POPOS) located on the rooftop (level 36). The hotel would include 401 tourist hotel guest rooms, and several accessory hotel uses that would be open to the public, including a full-service restaurant and bar on the ground floor and a sky bar/lounge located on level 35. The hotel would include approximately 15,000 gsf of function/meeting space including pre-function and function spaces, and a range of conference room sizes to accommodate events of varying sizes. Fitness facilities for use by hotel guests, including a pool, spa, and exercise room, would be located on level 6. The Project includes 3 off-street loading spaces, 16 Class 1 and 10 Class 2 bicycle parking spaces, with no off-street parking provided. The subject property is located within a C-3-O (SD) Zoning District and 350-S Height and Bulk District.  
 (Continued from Regular hearing on September 3, 2020)  
**(Proposed for Continuance to September 24, 2020)**

SPEAKERS: None  
 ACTION: ZA Continued to September 24, 2020

2. 2019-016388CUA (J. HORN: (628) 652-7366)  
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), 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 NCT (Neighborhood Commercial Transit) Zoning 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 September 3, 2020)  
**(Proposed for Continuance to October 1, 2020)**

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

3. 2019-017022CUA (K. DURANDET: (628) 652-7315)  
2839 24<sup>TH</sup> STREET – south side of 24<sup>th</sup> Street at the corner of Bryant, Lot 030 of Assessor's Block 4267 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 763 to establish a ground floor residential use under Planning Code Section 207.3 of an existing two-story mixed-use building and a modification for ground floor commercial use under Section 145.4. The project would result in a total of four (4) dwelling units within the existing building in the 24<sup>th</sup> Street Mission 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\(h\)](#).  
**(Proposed for Continuance to October 15, 2020)**

SPEAKERS: None  
 ACTION: Continued to October 15, 2020  
 AYES: Chan, Diamond, Fung, Moore, Koppel  
 NAYS: Imperial

4. 2020-002571CUA (C. FEENEY: (628) 652-7313)  
3140 16<sup>TH</sup> STREET – north side of 16<sup>th</sup> Street between Albion and Valencia Streets, Lot 018 of Assessor's Block 3555 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303 and 762 to establish a Design Professional use within an existing 20,400 square-foot warehouse in the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. The warehouse was previously used for Automotive Services. The interior of the building will be subdivided into four tenant spaces and exterior work includes new doorways, changing signage, façade maintenance and repairs 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 September 3, 2020)  
**(Proposed for Continuance to October 29, 2020)**

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

10. [2019-021010CUA](#) (N. FOSTER: (628) 652-7330)  
717 CALIFORNIA STREET – south side of California Street between Grant Avenue and Stockton Street; Lot 001 in Assessor's Block 0257 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.4, 303, and 810 to establish a Non-Retail Professional Services Use at a use size in excess of 5,000 gross square feet within an

existing commercial tenant space located on floors 2-4 of the subject building. The subject tenant space totals approximately 19,700 gross square feet within the three upper floors of the building and has operated as a Non-Retail Professional Service Use continuously since 2000 without benefit of Conditional Use Authorization. The Project only involves the legal establishment of use and does not propose any interior or exterior alterations. The Project Site is located within the Chinatown Community Business (CCB) Zoning District, the Chinatown Plan Area, and 50-N 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 September 3, 2020)

SPEAKERS: None  
ACTION: Continued to November 19, 2020  
AYES: Chan, Diamond, Fung, Moore, Koppel  
NAYS: Imperial

11. [2019-016420CND](#) (C. FAHEY: (628) 652-7367)  
[424-434 FRANCISCO STREET](#) – north side of Francisco Street between Powell and Mason Streets; Lot 010 in Assessor's Block 0041 (District 3) – Request for a **Condominium Conversion** pursuant to Subdivision Code Sections 1332 and 1381 to convert three (3)-story, six (6)-dwelling unit building into residential condominiums. The project site is located within the North Beach Special Use District, the Telegraph Hill – North Beach Residential Special Use District, and the North Beach Neighborhood Commercial (NCD) Zoning District and 40-X Height and Bulk District. The proposal includes no physical change and is therefore not a project under CEQA.

*Preliminary Recommendation: Approve*  
(Continued from Regular hearing on September 3, 2020)

**Note: On September 3, 2020, after hearing and closing public comment, continued to September 17, 2020 by a vote of +5 -0 (Koppel absent).**

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

## B. COMMISSION MATTERS

5. Consideration of Adoption:
- [Draft Minutes for September 3, 2020](#)

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

6. Commission Comments/Questions

None

**C. DEPARTMENT MATTERS**

## 7. Director's Announcements

None

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

**Aaron Starr, Legislative Affairs Manager:  
Land Use Committee**

- [200673](#) Planning Code - Conversion of Certain Limited Restaurants to Restaurants - North Beach Neighborhood Special Use District.  
Sponsor: Peskin. Staff: Malone/Starr Item 3  
First on the Land Use agenda was Supervisor Peskin's ordinance that would allow Limited Restaurants in the North Beach SUD to convert to Restaurants. Commissioners you heard this item on August 27 and voted to recommend approval with modifications. Last week the bulk of those modifications were added to the ordinance, but because the amendments were deemed substantive the item was continued one week. This week there was no public comment and after some brief remarks on the amendments from the City Attorney's office, the item was unanimously recommended to the Full Board and forwarded as a Committee Report.
- [200852](#) Planning Code, Zoning Map - Rezone Certain Industrial Parcels.  
Sponsor: Planning Commission. Staff: D. Sanchez.  
Next the Committee considered an ordinance that this body sponsored. Known as the Rezoning Certain Industrial Parcels Ordinance, this ordinance re-zones various M-1 and M-2 parcels to primarily PDR. These parcels largely in the industrial heart of District 10 and were left out of other larger past rezoning efforts. The Department sought to rezone them because the M-1 and M-2 zoning districts are outdated zoning designations that don't adequately protect our industrial zoned land.  
This Commission heard this item On April 23, 2020 and voted to approve with modification. The modification was to augment an existing note in the PDR table to further outline the FAR requirements for self-storage projects.

During the hearing, the members of Land Use Committee did not offer any comments. There was one comment from the public concerned about how this project is being linked to unrelated upzoning. After public comment the Land Use Committee voted to move the item as a committee report to the Full Board with a positive recommendation.

**Full Board**

- [200754](#) Hearing - Appeal of Determination of Exemption from Environmental Review - 66 Mountain Spring Avenue.  
At the Full Board this week, the Board considered the CEQA appeal for 66 Mountain Spring Avenue. This was an appeal of a categorical exemption for the demolition of a single-family home and construction of a new single-family home.

This Commission considered this project on February 20, 2020 as a Discretionary Review and voted to approve the project with modifications by a vote of 6 to 0.

The appellants primary concerns included aesthetic and geological concerns due to construction on a steep slope. As explained in the department's appeal response, the project is located in a transit priority area on an infill development site and therefore under CEQA, aesthetic impacts are not to be considered significant impacts. Further, geological concerns raised by the appellant will be addressed during the Department of Building Inspection permit review process in accordance with state and local building codes. Public comment in support of the appeal reflected the primary concerns raised by the appellant. There was also public comment in support of the project. The appeal request was denied by the Board of Supervisors by a vote of 10 to 0.

- [200800](#) Hearing - Appeal of Revised Final Mitigated Negative Declaration - Proposed 3516 and 3526 Folsom Street Project.

Next the Board considered the CEQA Appeal of the the Revised Final Mitigated Negative Declaration (RFMND) for a project located at 3516-3526 Folsom Street. The project would construct two homes over two vacant lots and also included a street extension adjacent to and over buried PG&E Pipeline.

This project has a long history. The original Final MND was appealed and heard by the Board on September 12, 2017. Prior to that there was an appeal of the Preliminary MND at the Planning Commission on June 15, 2017, and there was a prior appeal hearing at the Board on the previously issued Categorical Exemption in 2016.

At the September 12, 2017 hearing, the Board said the FMND was adequate, except that Planning needed to include specific items related to the potential impacts of project construction on the buried PG&E pipeline.

Even with that added review, the appellants were still concerned that there would be risks to the integrity of the pipeline.

The Department's response to the appeal was that it satisfied the requirements of the Board Motion by directing preparation of the Vibration Management Plan and Emergency Response and Evacuation Plan, and by having the proper review and approval by various agencies. Further, staff noted that countless other steeply sloped sites in the city are in proximity to a PG&E pipeline, including about 20 with active planning applications. Construction happens all the time in proximity to pipelines, and there are ways to do so safely, despite the valid concerns about PG&E's safety record.

The general sentiment during public comment was that an EIR should be required for the project since it would provide decision makers more information on the project and could reduce the potential safety impacts.

During this week's hearing, Supervisor Ronen requested more details about how our mitigation measures would be implemented for this project, how the Department could guarantee implementation, and asked about potential liability if an accident were to occur.

At the end of the hearing, Supervisor Ronen noted that her office had spent an inordinate amount of time on this appeal, far more than nearly every other housing project. She also noted that she received personal assurances from the Fire Marshall and the Director of Public Works that this project will be carefully monitored by the city.

In the end the Board voted 10-0 with Supervisor Safai recused to deny the appeal.

As a postscript, this project first had a building permit application filed in 2013 and took nearly 7 years to get to this point. Keep in mind that this project proposes to construct two houses on two vacant lots in an urban environment. The appellant submitted thousands of pages as part of their appeal, and staff spent over 400 hours on the appeal alone. This case may add to chorus of voices urging the city to reform the CEQA appeals process. Regardless, our environmental staff are grateful for the outcome and very happy to move on.

- [200887](#) Hearing - Appeal of Determination of Exemption from Environmental Review - Proposed 178 Seacliff Avenue Project.  
Next, the Board voted to continue the appeal for 178 Seacliff to September 22, next week's hearing.
- [200673](#) Planning Code - Conversion of Certain Limited Restaurants to Restaurants - North Beach Neighborhood Special Use District. Sponsor: Peskin. Staff: Malone/Starr.  
Passed First Read
- [200852](#) Planning Code, Zoning Map - Rezone Certain Industrial Parcels. Sponsor: Planning Commission. Staff: D. Sanchez.  
Passed First Read

#### **Government Oversight Committee (Thursday)**

- [200955](#) Urging the Association of Bay Area Governments in the Regional Housing Needs Allocation Process to Focus on Unmet Needs for Affordable Housing. Sponsors: Mar; Ronen, Walton, Preston, Fewer, Mandelman and Peskin. Staff: Rodgers. Item 10

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

Sorry, I was on mute. I did not receive a report from the Board of Appeals, but the Historic Preservation Commission did meet yesterday, briefly, and they heard and adopted recommendations for approval of several Legacy Business Registry applications. Specifically, Ambiance on Howard Street, Farley's on 18<sup>th</sup> Street, the Gay, Lesbian, Bisexual, Transgender (GLBT) Historical Society on Market Street, San Bruno Supermarket on San Bruno Avenue, and Val De Cole Wine and Spirits on Cole Street.

#### **D. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Lisa Aubrey – Evictions, 350 San Jose Avenue  
Mark Norton – 350 San Jose Avenue, increase gentrification, impact on working class tenants  
Georgia Schuttish – Hope Commission read email about Demo Calcs that was sent morning of September 16th and read email sent on September 10th about Jersey



Street projects with “squishy” Demo Calcs that had an average price increase for these speculative projects of about \$5.5 million. This is neither financially accessible, nor relatively affordable housing. Regardless if the Sup. Peskin split file for the Demo Calc values from the Sup. Mandelman amendment to Section 317 for RH-1 Demolitions is resurrected, the Commission can institute an adjustment to the Demo Calcs from where they currently are set using Planning Code Section 317 (b) (2) (D) and an announced start date. This effective date for new applications would be the same as when proposed projects in the RH-1 knew when the ZA would institute a new monetary value and those projects acquired the necessary credible appraisal for Administrative Approval for a Demolition.

Stephanie Peek – Policies, planners do not have right tools, don’t approve project involving displaced tenants

Jeff Haas – Counsels tenants regarding buyout disclosure forms, 350 San Jose Avenue

Brian Pritchard – Tenant eviction, death of a senior tenant

Sonja Trauss – SB 330 66300 (b), 5-year look back, investigate

David Serrano – Tenant displacement, disapprove 350 San Jose Avenue

Ozzie Rohm – SB 330 ineffective with protecting tenants, Planning department need to have proper policies in place

## E. 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.

9. [2011.1356PCA-02](#) (M. SNYDER: (628) 652-7460)  
**CENTRAL SOMA CLEAN-UP – Planning Code Amendment** – Ordinance amending the Planning Code to correct typographical errors, update incorrect cross-references, and make non-substantive revisions to clarify or simplify Code language; enabling off-site usable open space to be provided at a greater distance; establishing a requirement for a POPOS operations strategy; clarifying what projects in Central SoMa are subject to the Central SoMa PDR requirements; clarifying lot coverage requirement for residential uses in Central SoMa; clarifying what sides of narrow streets in Central SoMa are subject to solar plane setback and bulk reduction sky plane requirements; clarifying that BMR in-lieu fees are to be spent in the greater SoMa Area; clarifying that exceptions granted by the Planning Commission for usable open space can only be for non-square footage related exceptions; clarifying the geographic area in which Central SoMa Community Facilities fee revenue can be spent; clarifying which projects are subject to the Central SoMa Infrastructure Fee; clarifying the types of infrastructure projects that are eligible for SoMa Infrastructure fee funding; and adding an additional exception for one of the Central SoMa key sites; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

*Preliminary Recommendation: Approve*

(Continued from Regular hearing on September 3, 2020)

- SPEAKERS:**
- = Mat Snyder – Staff presentation
  - = Josh Switzky – Staff presentation
  - + Daniel Sachs – Strike amendments Infrastructure fee, imposing new impact fees can make it infeasible
  - Melinda Sarjapur – Impact fees
  - Speaker – Housing Crisis Act
  - Colum Regan – Oppose
  - Corey Smith – Prohibiting lot mergers, under production of housing
  - Dan Frattin – Reject fee increase, unrealistic for projects
  - Andrew Junius – Remove tier fee, entire plan based on key sites
  - Sara Ogilvie – Appears to be a downzoning, results in less housing
  - Tom Murphy – Blindsided by unexpected increase in fees
  - Sam – Disagree with downzoning
  - Mike Sizemore – Limiting of lot size coverage analysis
  - Sonja Traus – Need to see analysis
  - = Rich Hillis – Fee increase
- ACTION:** After a Motion to Approve with Staff Modifications as amended without the Tier B fee and to continue that portion for further study; it was rescinded, and the matter was Continued to September 24, 2020.
- AYES:** Chan, Diamond, Fung, Imperial, Moore, Koppel

12. [2019-015984CUA](#) (A. LINDSAY: (628) 652- 7360)  
590 2<sup>ND</sup> AVENUE – on east side of 2<sup>nd</sup> 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 September 3, 2020)

- SPEAKERS:**
- = Ashley Lindsay – Staff report
  - + Candy Blackstone – Project sponsor presentation
  - Ann Green – Oppose
  - Speaker – Concerned about the health effects
  - David Green – Devastating impact on residents
  - Katie – Will destroy neighborhood character, parents living in the neighborhood
- ACTION:** After hearing and closing public comment; Continued to November 19, 2020
- AYES:** Chan, Diamond, Fung, Imperial, Moore, Koppel

## F. 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. [2019-019671DRP](#) (D. WINSLOW: (628) 652-7335)  
[1463 43<sup>RD</sup> AVENUE](#) – between Judah and Kirkham Streets; Lot 012 in Assessor’s Block 1810 (District 4) – Request for **Discretionary Review** of Building Permit 2019.1003.3488 to construct a new a 157 sq. ft horizontal expansion to the front of the third-floor of an existing 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  
 - Dan Church – DR presentation  
 + Ian Tallon – Project sponsor

ACTION: No DR

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

DRA: [720](#)

ADJOURNMENT 3:30 PM  
 ADOPTED OCTOBER 1, 2020