

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

Remote Hearing  
via video and teleconferencing

**Thursday, September 24, 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 1:00 PM

STAFF IN ATTENDANCE: Aaron Starr, Mat Snyder, Joshua Switzky, Nick Foster, Chelsea Fordham, Rich Sucre, Matt Dito, 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.

1. [2016-004392OFA](#) (R. SUCRE: (628) 652-7364)  
531 BRYANT STREET – southeast corner of Bryant and Zoe Streets; Lots 094 in Assessor's Block 3776 (District 6) – Request for an **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to authorize up to 49,288 gross square feet from Office Development Annual Limit for the proposed project, which includes new construction of six-story, 65-ft tall, office building with a roof deck, rear courtyard and ground floor retail use. The subject property is located within a CMUO (Central SoMa Mixed-Use Office) Zoning

District, Central SoMa Special Use 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*

**(Proposed for Continuance to October 8, 2020)**

SPEAKERS: None

ACTION: Continued to October 8, 2020

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

2. 2018-014795ENX (M. CHRISTENSEN: (628) 652-7567)  
1560 FOLSOM STREET – irregular lot bounded by Folsom, 11<sup>th</sup>, 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 11<sup>th</sup> 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*

(Continued from Regular hearing on August 27, 2020)

**(Proposed for Continuance to October 29, 2020)**

SPEAKERS: None

ACTION: Continued to October 29, 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

3. [2020-000817CUA](#) (E. GORDON-JONCKHEER: (628) 652-7365)  
3030 FILLMORE STREET – east side of Fillmore Street between Filbert and Union Streets, Lot 023 of Assessor's Block 0533 (District 2) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 725 for the establishment of a Formula

Retail Use (d.b.a. "European Wax Center") at an approximately 1,700 square-foot tenant space located on the ground floor of a three-story, mixed-use building within the Union Street NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. Minor interior and exterior alterations are proposed to the subject tenant space. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
MOTION: [20784](#)

4. [2020-001911CND](#) (M. DITO: (628) 652-7358)  
764 COLE STREET – east side of Cole Street between Frederick and Beulah Streets, Lot 033 of Assessor's Block 1252 (District 5) – Request for **Condominium Conversion Subdivision** pursuant to the General Plan and Subdivision Code Sections 1386 and 1396.4 to convert a three-story, six-unit building into residential condominiums within a RH-3 (Residential, House – Three Family) Zoning District and 40-X Height and Bulk District. The project does not require environmental review per CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

*Preliminary Recommendation: Approve*

SPEAKERS: None  
ACTION: Approved  
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
MOTION: [20785](#)

## C. COMMISSION MATTERS

5. Consideration of Adoption:
- [Draft Minutes for September 10, 2020](#)

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

6. Commission Comments/Questions

**Commissioner Moore:**

I'd like to extend my condolences to the Passmore family, and I would like to thank Secretary Ionin for such a heartfelt acknowledgement of what the passing of this remarkable gentleman means to all of us. Thank you.

**D. DEPARTMENT MATTERS****7. Director's Announcements****Rich Hillis, Planning Director:**

Thank you, Jonas. Thank you very much for your words about Bob Passmore. He certainly was a legend in the Department and in the City and our condolences go out to his family.

I wanted to mention that the Mayor nominated Rachael Tanner to fill Commissioner Johnson's vacant seat on the Commission. Many of you know her. She's been a member of the Board of Appeals for the last couple of years. She is Assistant Director of Planning and Development Services in Palo Alto. She worked for the Planning Department here for a couple years working on the Excelsior Neighborhood Strategies. She was also a legislative aide with the Board of Supervisors. So, the next steps will be for the Board's committee to take up her nomination and we expect that to happen in the next week or so. That's my report. Thank you.

**8. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission****Aaron Starr, Manager of Legislative Affairs:****Land Use**

- **200701** Building Code - Mandating New Construction Be All-Electric. Sponsor: Mandelman.Staff: Small. Item 1  
This week's Land Use Committee did not have a Planning Code change but did discuss something that will impact this department and how we treat ground floor spaces.

The Committee considered Supervisor Mandelman's ordinance that would require all new construction in San Francisco to be all electric. The need is clear, 37% of the City's Green House Gases are attributed to the use of natural gas in buildings. Reducing the use of carbon-based energy is key stopping climate change, and to making San Francisco a greener and more sustainable city.

However, a side effect of going all electric is that buildings will need to be designed to accommodate more transformers. As I'm sure this commission is aware, transformers have been a challenge from a design standpoint, particular with regards to retail storefronts and activation. In the grand scheme of things, this is a small challenge, but challenges like this one will become more common as we continue to modify our built environment to address climate change.

During the hearing, San Francisco's Department of the Environment did most of the presentation along with Supervisor Mandelman. Supervisor Peskin had several questions about what outreach was done and to which communities.

There was significant public comment on this, with many people calling into the hearing to express support for de carbonizing our energy systems, and others

concerned about how outreach was done to impacted communities, particularly San Francisco's Chinese community.

While there seemed to be widespread support on the committee for the ordinance it was continued to October 5 in an effort to address community outreach concerns.

## Full Board

- [200673](#) Planning Code - Conversion of Certain Limited Restaurants to Restaurants - NorthBeach Neighborhood Special Use District. Sponsor: Peskin. Staff: Malone/Starr Second Read, Item 23
- [200852](#) Planning Code, Zoning Map - Rezone Certain Industrial Parcels. Sponsor: Planning Commission. Staff: D. Sanchez. Second Read, Item 25

At the Full Board this week, the Board passed on Second Read Supervisor Peskin's ordinance that would allow limited Restaurants to convert to Restaurants in the North Beach SUD, and this Commission's ordinance that would rezone certain M zoned parcels to PDR and other zoning districts.

The Board also continued several CEQA and CU appeals for dates later in September and October.

- [200887](#) Hearing - Appeal of Determination of Exemption From Environmental Review -Proposed 178 Seacliff Avenue Project. Items 26-28

However, they did consider the Categorical Exemption Appeal for 178 Seacliff. The proposed project is the demolition of a large single-family home and construction of a new large single- family home. Commissioners, you heard this project as a Discretionary Review on June 11, 2020 and unanimously voted to approve the project.

The appellant's primary concerns related to aesthetics and historic resources. The existing building is a contributor to the potential Sea Cliff Historic District. The appellant expressed concern that the proposed demolition of the existing building would result in significant impacts to the potential historic district.

The Department responded that 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. Although the existing building is a contributor to the California Register- eligible Sea Cliff Historic District, the proposed project would not materially impair the potential district; therefore, the project would not result in a substantial adverse change to a historic resource and it would not have a significant adverse effect on the environment under CEQA.

This CEQA appeal resulted in a larger conversation among the supervisors regarding the demolition of contributors within adopted and eligible historic districts. Supervisors wondered with the continued demolition of contributors in a district, at

what point is a historic district no longer able to convey its historic significance and justify its inclusion in a local register of historical resources?

In the end though, the Supervisors denied the appeal by a vote of 10 to 1, with Supervisor Fewer voting to uphold the appeal.

I would also note, that while this project was not subject to Conditional Use authorization, a similar residential project today would require a Conditional Use. This is because of Supervisor Mandelman's recent change to Section 317 that removed the demonstrably unaffordable clause for single family homes.

And finally, on a more somber note, the architect for the project at 178 Seacliff, Lewis Butler, died last Thursday. Way back when I was a budding young planner in the North West Quadrant, I had the fortune of working with Mr. Butler on numerous projects. What I remember most about him was how he treated me with respect and his great sense of humor. He was an exceptional architect with high standards that seemed to manifest effortlessly. I think this quote from his wife, Catherine Armsden, from an article in the Chronicle about his death sums it up nicely.

"His strength was that he always exuded confidence and a can-do attitude. Lewis' firm was known for being an exceptionally happy place to work because every idea was respected, and everyone was given independence on their projects. He never had a boss' arrogance. He did, however, have a great sense of humor and a self-effacing charm."

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

The Board of Appeals did meet yesterday and considered one item that may be of interest to the Planning Commission. The Board heard the appeal of a letter of determination for the property of 150 Morningside Drive. The determination found that two 80 square feet storage sheds on the subject property did not comply with the Planning Code which limits such structures to no more than one — of more than 100 square feet. The Board agreed that the two storage sheds did not comply with the Planning Code because they exceeded the 100 square feet in total, but the Board did find that more than one structure may be allowed, may be allowed provided that the total contiguous area of the structure is no more than 100 square feet. The Board also requested that the Planning Department and Department of Building Inspection not enforce on the subject's storage structures for 36 months due to the need cited by the owner. And that the structures provided storage for healthcare materials for a family member. The Board adjourned their meeting in memory of former Zoning Administrator, Bob Passmore, and shared comments of appreciation for Bob's 40 years of service to San Francisco.

**E. GENERAL PUBLIC COMMENT**

**SPEAKERS:** F. Joseph Butler – Bob Passmore

Speaker – Zoe Street

Georgia Schuttish – Bob Passmore, property on the SF Chronicle, residential flat policy, demo calcs

## 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.

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 17, 2020)

**Note: On September 17, 2020, after hearing and closing public comment, continued to September 24, 2020 by a vote of +6 -0.**

SPEAKERS: = Mat Snyder – Staff presentation  
 + Corey Smith – Incentivize more housing  
 = Speaker – 598 Brannan, ensure existing retail would still be allowed  
 - Melinda Sarjapur – Oppose new impact fee  
 - John Kevlin – Tier B impact fees, remove language  
 = Joshua Switzky – Response to questions  
 ACTION: Approved with Staff Modifications  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 RESOLUTION: [20786](#)

- 10a. [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 24<sup>17</sup>, 2020)

SPEAKERS: = Nick Foster – Staff report  
 + Patricia Yeh – Project Sponsor presentation  
 + Speaker – Support  
 + Speaker – Public open space access hours  
 = Chelsea Fordham – Response to questions  
 ACTION: Approved with Conditions  
 AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
 MOTION: [20787](#)

- 10b. [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 24<sup>17</sup>, 2020)

SPEAKERS: Same as item 10a.  
ACTION: Approved with Conditions  
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
MOTION: [20788](#)

- 10c. [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 24<sup>17</sup>, 2020)

SPEAKERS: Same as item 10a.  
ACTION: ZA Closed the PH and indicated an intent to Grant

- 11a. [2011.1300ENX-02](#) (R. SUCRE: (628) 652-7364)  
901 16<sup>TH</sup> STREET/1200 17<sup>TH</sup> STREET – southwest corner of 16<sup>th</sup> and Mississippi Streets; Lots 001 & 002 in Assessor's Block 3949 and Lots 001 in Assessor's Block 3950 (District 10) – Request for a **Large Project Authorization** pursuant to Planning Code Section 329 to construct a new public parking garage (measuring approximately 90,900 square feet) for the proposed project, which entails demolition of a modular office structure and reuse of two metal shed industrial warehouse buildings and a vacant brick office building for the San Francisco Wholesale Flower Market. The new parking structure would accommodate 150 standard parking spaces, 25 box truck parking/loading spaces, and 22 bicycle parking spaces. As a variant, the project is also seeking approval of expanded parking garage (101,700 gsf) which would include a total of 180 standard parking spaces, 25 box truck parking/loading spaces, and 24 bicycle parking spaces. Under the Large Project Authorization, the project is requesting exceptions to the Planning Code requirements for non-residential open space (Planning Code Section 135.3); screening of vehicle use areas (Planning Code Section 142); above-grade parking (Planning Code Section 145.1(c)(1));

parking and loading entrances (Planning Code Section 145.1(c)(2)); required active use (Planning Code Section 145.1(c)(3)); ground floor heights (Planning Code Section 145.1(c)(4)); curb cuts (Planning Code Section 155(r)); car-share (Planning Code Section 166); horizontal mass reduction (Planning Code Section 270.1); and mid-block alleys (Planning Code Section 270.2). The subject property is located within an UMU (Urban Mixed-Use) Zoning District and 68-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: = Rich Sucre – Staff report  
 + Alexandra Stoelzie – Project Sponsor  
 + Vance Yoshida – Project Sponsor  
 + Brian Liles – Design presentation  
 = Speaker – Request for a brief continuance, design  
 + Alex Lansberg – Support  
 + Michael Mariani – Support, tenant  
 + Laurel Winzler – Design serves the needs of vendors/customers, parking  
 - Robert Mitchell – Wrong location  
 + Ben Powell – Excellent location  
 + Rob Shabatta – Parking  
 - Allison Heath – Design is a disappointment, request continuance  
 + Speaker – Bring back viable PDR to the neighborhood

ACTION: Approved with Conditions

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

MOTION: [20789](#)

- 11b. [2011.1300CUA](#) (R. SUCRE: (628) 652-7364)  
901 16<sup>TH</sup> STREET/1200 17<sup>TH</sup> STREET – southwest corner of 16<sup>th</sup> and Mississippi Streets; Lots 001 & 002 in Assessor's Block 3949 and Lots 001 in Assessor's Block 3950 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303 and 843.41 to construct a new public parking garage (measuring approximately 90,900 square feet) for the proposed project, which entails demolition of a modular office structure and reuse of two metal shed industrial warehouse buildings and a vacant brick office building for the San Francisco Wholesale Flower Market. The new parking structure would accommodate 150 standard parking spaces, 25 box truck parking/loading spaces, and 22 bicycle parking spaces. As a variant, the project is also seeking approval of expanded parking garage (101,700 gsf) which would include a total of 180 standard parking spaces, 25 box truck parking/loading spaces, and 24 bicycle parking spaces. The subject property is located within an UMU (Urban Mixed-Use) Zoning District and 68-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: Same as item 11a.

ACTION: Approved as amended by Staff, with Conditions as amended to include: Recognizing the existing project is appropriate, encouraging the Sponsor to continue working with Staff and the community to refine the

landscaping, color and design, and to explore activating the garage use after hours, explicitly for non-parking uses.

AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
MOTION: [20790](#)

12. [2017-009840CUA](#) (M. DITO: (628) 652-7358)  
859-861 BAKER STREET – southeast corner of Baker Street and Turk Boulevard, Lot 001 of Assessor's Block 1151 (District 5) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to remove an unauthorized dwelling unit on the third floor of the building at the front of the lot (at the corner of Baker Street and Turk Boulevard) within a RH-3 (Residential, House – Three Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Disapprove*

SPEAKERS: = Matt Dito – Staff report  
+ Zie Guan – Project architect  
- Speaker – Tenant  
- Jennifer Fieber – Support disapproval  
ACTION: Disapproved  
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
MOTION: [20791](#)

## 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. [2019-022758DRP](#) (D. WINSLOW: (628) 652-7335)  
24 ROSEWOOD DRIVE – near Ravenwood Drive; Lot 004 in Assessor's Block 3043 (District 7) – Request for **Discretionary Review** of Building Permit 2019.1120.7775 to construct a 2-story, 758 square foot, horizontal addition at the front of an existing 2-story, single-family home within a RH-1(D) (Residential House, One-Family-Detached) 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  
+ Jennifer Tulley – Project Sponsor  
- Danita Kulp - DR  
ACTION: No DR  
AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
DRA: [721](#)

14. [2017-015039DRP](#) (D. WINSLOW: (628) 652-7335)  
 350-352 SAN JOSE AVENUE – between 25<sup>th</sup> and 26<sup>th</sup> Streets; 010A in Assessor's Block 6532 (District 8) – Request for **Discretionary Review** of Building Permit 2018.0403.5430 for the construction of a horizontal addition and a 5'-8" vertical addition to add eight dwelling units to an existing two-story, four-dwelling unit residential building within a RM-2 (Residential Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Take Discretionary Review and Approve with Modifications*  
 (Continued from Regular hearing on July 9, 2020)

SPEAKERS:       = David Winslow – Staff report  
                       - Steve Williams – Representing DR 2 and DR 3  
                       - Jennifer Fieber – DR 4  
                       + John Kevlin – Project sponsor presentation  
                       - Leila Stanley – Oppose  
                       - Kathy Lipscomb – Housing element  
                       - Theresa Flandrick – Preserve affordable housing, buyout declaration  
                       - Bruce Cowan – Tantamount to demolition  
                       - Speaker – Rescale, eliminate decks  
                       - F. Joseph Butler – Significant adverse effect  
                       - Tom Willis – Easement, DR 1  
                       - Renee – No evictions, buyouts  
                       - Speaker – Short term housing, overcrowding for profit, shadow  
                       - Kathy Costello – Negative impacts, misrepresentation of properties  
                       - Georgia Schuttish – Agrees with opposition, decks are too big  
                       - Anastasia Yovanapolous – Rent controlled units  
                       - Lorraine Petty – Keep affordable and rent controlled units  
                       + Joe Garvey – Support, maximizes density  
                       + Michael Galang – Support, need more density  
                       - Ozzie Rohm – Scale back, buyouts, type A historic resource, knock out 4<sup>th</sup> floor  
                       + Nicholas – Support  
                       = Mike Chen – Advocate that buyouts be public, more comprehensive tenant protection programs  
                       - Mark Norton – Do the right thing  
                       - Speaker – Against the project, empty apartments  
                       - Katherine Petrin – Do not approve, demolition of a type A rated historic resource  
                       + Ed Jelinski – Supports housing, underdeveloped  
                       + Speaker – Support  
                       + Speaker – Support  
                       + Joe Cassidy – Support  
                       + Alice – Support  
                       = Kate Conner – Response to questions  
                       = Kristen Jensen – City attorney

ACTION:       Took DR and Approved as revised with Staff modifications, adding a finding recognizing that the existing four units and proposed ADU will be rent controlled.

AYES: Chan, Diamond, Fung, Imperial, Moore, Koppel  
DRA: 722

ADJOURNMENT 6:07 PM – IN MEMORY OF BOB PASSMORE  
ADOPTED OCTOBER 8, 2020