

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Remote Hearing
via video and teleconferencing

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

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:03 PM

STAFF IN ATTENDANCE: Aaron Starr, Mary Woods, Jeff Horn, 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. 2014.0243DRP-02 (D. WINSLOW: (628) 652-7335)
3927-3929 19TH STREET – between Sanchez and Noe Streets; Lots 072 and 073 in Assessor's Block 3601 (District 8) – Request for **Discretionary Review** of Building Permit nos. 2008.0813.9076 and 2008.0813.9077 for the construction of a two new five-story single dwelling units with two off-street parking spaces at the front of a 2,850 sq. ft. lot containing an existing 2-story, single family residence with no off-street parking which will remain unchanged within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height

and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Take Discretionary Review and Approve as Modified

(Continued from Regular hearing on November 19, 2020)

(Proposed for Continuance to January 14, 2021)

SPEAKERS: None

ACTION: Continued to January 7, 2021

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

2. 2013.0846DRP (D. WINSLOW: (628) 652-7335)
140-142 JASPER PLACE – between Filbert and Union Streets; Lot 032 in Assessor’s Block 0103 (District 3) – Request for **Discretionary Review** of Building Permit 2014.0627.9672 to construct a vertical, one-story addition (setback 12 feet from front building wall) to expand the top unit, retrofit the basement level to expand the lower unit, and reconfigure the rear wall, to a two-family residential building within the RM-2 [Residential-Mixed, Moderate Density] Zoning District and 40-X Height and Bulk District. The subject property’s required rear yard gains an additional 12 feet through averaging, and the proposed vertical addition is greater than 30 feet in height and extends into the last 10 feet gained by averaging. Therefore, a variance is required. The variance application was Noticed and heard by the Zoning Administrator at the June 24, 2020 Variance Hearing where the request was taken under advisement pending the completion of the 311 Notice. 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
 (Continued from Regular hearing on November 5, 2020)
(Proposed for Continuance to February 11, 2021)

SPEAKERS: None

ACTION: Continued to February 18, 2021

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

- 3a. 2020-006165CUA (S. CISNEROS: (628) 652-7363)
292 EUREKA STREET – Eureka Street at the corner of 20th Street; Lot 020 in Assessor’s Block 2699 (District 8) – Request for a **Conditional Use Authorization** to comply with Planning Enforcement Case No. 2019-021966ENF to legalize a tantamount to demolition per Planning Code Section 317. The proposal includes the addition of a new dwelling unit at the ground floor of the existing single-family residence within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
(Proposed for Indefinite Continuance)

SPEAKERS: None

ACTION: Continued Indefinitely

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

- 3b. 2020-006165VAR (S. CISNEROS: (628) 652-7363)
292 EUREKA STREET – Eureka Street at the corner of 20th Street; Lot 020 in Assessor’s Block 2699 (District 8) – Request for a **Variance** from rear yard requirements in Planning Code Section 134 to legalize a rear expansion of an existing single-family residence within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District.
(Proposed for Indefinite Continuance)

SPEAKERS: None
 ACTION: Acting ZA Continued Indefinitely

4. 2016-000302DRP (D. WINSLOW: (628) 652-7335)
460 VALLEJO STREET – between Kearny and Vallejo Streets; Lot 020 in Assessor’s Block 0133 (District 3) – Request for **Discretionary Review** of Building Permit no. 2019.0402.6906 for extensive interior alteration of the existing two (2)-dwelling unit residence, building recladding removing stucco and replacing with wood siding, and an approximately one (1)-foot increase of the rear yard roof height to allow for the creation of a furnished roof deck above. Permit is submitted in partial abatement of Enforcement Case No. 2018-001495ENF for Planning Code violations for work carried out with a permit. Current permit application legalizes building expansion at the rear, proposed fence less than ten (10)-foot high at rear yard, lightwell infills, a 100 square foot garden shed in rear yard, and restoration of roof deck to twelve (12)-foot front yard setback within a RH-3 (Residential House, Three-Family) Zoning District and 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
(Proposed for Indefinite Continuance)

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

11. [2019-020938CUA](#) (J. VIMR: (628) 652-7319)
1 MONTGOMERY STREET – northwest side of Montgomery Street at its intersection with Post Street; Lots 001A and 002 in Assessor’s Block 0292 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303, to convert 7,653 square feet of retail space to office space at the ground floor as part of the overall provision of approximately 15,238 square feet of new, additional office space. Associated interior alterations, including the expansion of the mezzanine level, are also proposed. No expansion of the building envelope is proposed, and the existing privately owned public open space at the roof would be retained. The project site is located within the Downtown-Office (C-3-O) Zoning District and 250-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

SPEAKERS: None
 ACTION: Continued to February 18, 2021
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

12. [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, 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

SPEAKERS: Tom Tunney? – Continuance?
 ACTION: Continued to January 21, 2021
 AYES: Tanner, 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. [2020-003003CUA](#) (E. WU: (628) 652-7415)
1455-1459 UNDERWOOD – southeast side of Underwood Ave between Keith and Jennings Streets; Lot 039 in Assessor’s Block 3753 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121, 209.1, and 303, to split the existing 47 foot wide lot into two 23.5 foot wide lots and to construct two single family dwelling units, each measuring approximately 3,701 square foot in size, with a height of 32.625 feet (or three-stories), and including one off-street automobile parking space. The site is located within a RH-1 (Residential-House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20823](#)

C. COMMISSION MATTERS

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

SPEAKERS: Georgia Schuttish – General
ACTION: Adopted as amended
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

7. Commission Comments/Questions

President Koppel:

So, I wanted to start off by saying “Wow! What a year!” Not only did we start off the year with a new director, and a new building; a new home for our Planning Department, but we also conducted 32 online virtual hearings which is astounding to me. I can’t thank everyone enough for being there for us, helping us, in getting us, to where we’ve been all year round. We also introduced our Racial and Social Equity resolutions centering around our work within the Department and outwards as well. And then we will continue that momentum as soon as we start kicking off next year as well, and for those of you in the public, thanks for tuning in with us. We are going through the same situation you guys are at home. We haven’t even met -- all of us Commissioners have not even met each other. Some of the newer ones, we haven’t come into contact with yet. So, we’re all living in virtually and thanks again for all of your patience.

I did want to thank all of the Staff, the entire Department, head to toe, A to Z, and especially Christine whose moved on, but was a huge help to us conducting the hearings, as well as Chan and Josie. And, I also, do want to take a separate minute out to thank someone who has stepped up and literally made this whole year possible. He’s not a commissioner. He has acted like one and stepped up and only us Presidents or past Presidents will know what a task it is to actually conduct hearings and Jonas Ionin has done this flawlessly, juggling all the commenters, all the time clocks, all the calendar and agenda changes. So, I just wanted to send a special thanks to that guy, because he has single handedly made all this happen. No slam on anybody else, but Jonas has just come through in such a way that I don’t think any of us could have imagined. So, personal thanks out to him. And that’s it, please, everyone take this time- Commissioners, staff, people in the public, just take a couple weeks and be safe and enjoy your holidays and we will be back soon for 2021 and looking forward to it.

Commissioner Moore:

Thank you, President Koppel. You, so well, summarized my feelings. I want to send my Holiday Greetings to Staff and thank you. We will miss the Christmas party. We all have this normally; missed seeing your babies and everybody else; missed seeing our new Commissioners, in person, for the first time; missed seeing your new digs which none of us have really been in. So, as these are strange times, but at least we have the media. If we wouldn’t have them it would be worse off. And I do want to echo your feelings and thank you to Jonas. He has done an amazing job. I hope that MSNBC or ABC are not going to hire him away because he’s doing such a great job. So, I have mentioned it to him before, but -- he is a message carrier and had made it easy for us to emulate a light-hearted well-

functioning meeting. Thanks to our Commissioners, new and our longer tenure. It has been a great year. I know we have -- we all muster circumstances that make it harder to really communicate because we are only virtual, but I think everybody has really done a great job. And I appreciate the diversity. I appreciate the strength of everybody's positions and I have learned a lot. Thanks to everybody and Happy Holidays. Happy Holidays to the public who are listening to today's meeting.

Jonas P. Ionin, Commission Secretary:

Okay. If there are no further request to speak from commissioners. Thank you for those kind words Commissioners. But, I can't reiterate enough, how much, how important the team behind me is to make that happen. So, thank you for that.

D. DEPARTMENT MATTERS

8. Director's Announcements

Rich Hillis, Planning Director:

Just thank you for those words again. I think, it's amazing you all have been willing to jump in and take on major issues during extremely challenging times for us all, for all San Franciscans. So, thank you for continuing to push on major policy issues around Equity, around Housing and around Economic Recoveries. It's been a challenging year, but I think you've all shown -- you know, we can't stand still. We've got to continue to push on the challenges we face. So, thank you. I did want to note something we talked about earlier before the meeting. You may have seen the Mayor's Budget instructions or articles on the Mayor's Budget instructions. The Mayor's Office has asked us to come to them with a 7.5% General Fund reduction and then a 2.5% contingency, so, in essence, a plan for a 10% reduction. We'll be coming to you, and have a series of meetings or a couple of meetings at the Commission, I think, one January 21st or the 14th. So next month, we'll start to talk to you about that. And we've got the General Fund reduction to deal with, as well as, the impact that we're seeing on our fee revenue. So, we'll talk more about that. And that's all I have to report. Thank you.

Commissioner Moore:

I have a question that probably echoes other people's question as well. There is no way of avoiding the mandate for that reduction. If we would find some convincing arguments that we can really only contribute 6% and maybe have a number in the General Fund. There's no way of avoiding the bar she has set.

Rich Hillis, Planning Director:

Correct. I mean, I think if we can, you know, fill that reduction from other sources of revenues that's a way to do it, but the City is facing a \$650 million shortfall over the next two years. So, it's you know, obviously incredibly challenging across the entire City. And every department is being asked to carry their weight and come up with the General Fund reduction along the same lines we're being asked to do.

Commissioner Moore:

So, the answer is no.

Rich Hillis, Planning Director:

Yes, correct. No.

Commissioner Moore:

Thank you.

Commissioner Tanner:

Do you know off the top of your head Director Hillis, what percentage of our Department's Budget does come from General Fund? I understand we do collect quite a bit of revenue from fees and permits and things like that.

Rich Hillis, Planning Director:

It's fairly low. It's under 20%. So, it's about, you know, \$6-7 million on a \$50 million budget. So, the majority of our revenues come from fees. Which, you know, at least for the first half of this year or the first 5 ½ months of this year are, you know, we're seeing fewer that are lower more than 10%. We anticipate that to change. Obviously, we're in a unique period here. So, that's going to be part of our challenge, is estimating what our fee revenue will be for next year.

Commissioner Tanner:

Just another topic, the Prop H implementation. Do we anticipate hearing more about how that's going? Maybe in the new year. I know there's a 30-day Executive Directive and calls for updates regarding that.

Rich Hillis, Planning Director:

Absolutely. We'll come back and talk to you during Director's Report and we'll calendar an item. But we're obviously, we'll mention that now we're working with other agencies to meet those guidelines. Thank you.

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

Aaron Starr, Manager of Legislative Affairs:

Good afternoon, Commissioners. Aaron Starr, manager of Legislative Affairs. This week, the Land Use Committee considered an ordinance sponsored by the Mayor and Supervisor Mandelman to extend the deadline for the NCDs to convert to Cannabis Retail. Commissioners, you waived your opportunity to hear this item because it was essentially fixing an oversight from your previous ordinance that you approved last year. That ordinance extended the temporary sales of adult use cannabis at NCDs. The Office of Cannabis presented at the hearing and there was no public comment. The Committee then made some clerical amendments and recommended the ordinance to the full Board as a committee report.

Next, the Committee held a hearing on strategies the City can pursue to maximize creation of affordable housing on public lands. The hearing was called by Supervisor Preston with the purpose of discussing housing on public sites in the wake of the Balboa Reservoir approval. They want to have a better understanding of the process and criteria for providing affordable housing on public land and to provide this explanation to its constituents. During the hearing, OEWD and MOHCD staff did the presentation while Planning staff was available

for questions. Staff described the difference between surplus properties and joint development sites. The development criteria that MOHCD uses to determine appropriate sites for 100% Affordable Housing and also provided a case study of the 1950 Mission Street. During the hearing, all the Supervisors expressed concern about the need to meet affordable housing goals, tracking units on public site, land banking, ensuring we make the most of the land resources we have, taking stock of surplus public sites and the RHNA goals were discussed as well. It was over 2 ½ hours of public comment on this hearing. The testimony was primarily by members of the public expressing concern of the lack of affordable housing in the City. A future hearing will be called to discuss surplus property and uncover what it is and isn't on the surplus property list.

At the full Board this week, the landmark designation for The Royal Baking Company at 4767 Mission passed its second read. And Supervisor Ronen's ordinance for Light Manufacturing and Wholesale Storage Uses in the 24th Street-Mission Street Neighborhood Commercial District passed its first read. The Board also heard the appeal for 552 Hill Street. This appeal was actually withdrawn so the CU is upheld. The project sponsor has revised the project to negate the need for CU by keeping the two code compliant units. Also, on the docket was a CEQA appeal for 1776 Green Street. The proposed development project is a 2-story vertical addition and a change of use from an automobile repair use to 5 residential units. This project has a long history of several continuances but was also might put on hold on February of this year pending the outcome of the CEQA appeal. The appeal of the CEQA exemption for this project was actually related to the remediation work beneath the sidewalk work in front of the property.

At this week's board hearing, the appeal was withdrawn and the CEQA exemption upheld. Our Environmental team still needs to issue a new CEQA clearance for the development project at which point it can come back to this Commission for review and approval. The date of the new hearing is still pending. Supervisor Peskin intro -- oh and then finally, I'm sorry, the Mayor's and Mandelman's Cannabis Use ordinance passed its first read.

Finally, Supervisor Peskin introduced an 18-month interim control that would require conditional use authorization for projects that do not maximize density in RC, RM, and RTO Zoning Districts. The controls would allow for an expansion of up to 25% for existing buildings so long as those units did not exceed 2,000 sq ft. As it is an interim control, it would not come to you for review. However, any permanent controls would. This item will be considered by the Board in the new year and apply to any pending projects. And that concludes my report and I just want to wish you a very happy holiday. And hoping that 2021 is better than this year. Thank you very much.

Jonas P. Ionin, Commission Secretary:

Thank you, Mr. Starr for that report. On behalf of the Deputy Zoning Administrator, I do have a report for the Board of Appeals. They met last night and there are two items to report. First, Tina Chang was sworn in as a Commissioner last week and attended her first hearing last night. Commissioner Chang was appointed by Board President Norman Yee. And she previously worked as a Senior Planner with the Planning Department from 2013 through 2017. Congratulations, Commissioner Chang. Second, the Board heard two appeals of a building permit application for an addition at 2515 Broadway. The Planning Commission heard two DR request for this permit in September of 2018 and at that hearing, took DR and removed one window from the side wall of the building to address the privacy concerns of

one of the DR requestors. The appellants raised a variety of issues including allegations that the permit resulted in the demolition of the building lacks sufficient structural details and that the proposed windows would impact their privacy. The Board found that the permit was properly approved and code compliant and unanimously upheld the permit and denied the appeals.

The Historic Preservation Commission met yesterday as well. They adopted their 2021 Hearing Schedule and reviewed and commented the Preservation Alternatives in advance of publication of the draft Environmental Impact Report of the project at 770 Woolsey Street and that will eventually come before you all, Commissioners. Among other items, the most significant was an informational presentation of the Golden Gate Observation Wheel by the Rec & Park staff. And it centered primarily around the impacts of the lights associated with it and as well as the noise from the generator required to operate it. As well as the relief that it provided neighborhoods in this COVID centered era we're living in.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish - Extreme Alterations as show in 25 projects have common characteristics Looks like a Demolition...or at least what common sense would tell someone what a Demolition looks like. Have horizontal and vertical expansions with facade obliteration/ change. Usually raise original house off foundation. Have extensive full lot excavations removing great amount of soil, sanitizing rear yard removing carbon capturing ability, often requiring underpinning of neighboring foundations. Always have an inefficient use of interior space creating large kitchens surrounded by ancillary living space. Ground or subterranean levels are either fifth bedroom or media room with wine fridge and wet bar type set up as second unit "kitchen". Mostly spec projects flipped upon completion or entitlements sold midway through prior to CFC. Not reviewed by Commission. Demo Calcs either not provided to Staff or adjusted during work. Relative Affordability and Neighborhood Character lost at site. Increased development pressure.... price inflation.

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. [2019-021182CUA](#) (M. WOODS: (628) 652-7350)
478 27TH AVENUE AND 6210 GEARY BOULEVARD – northeast corner of 27th Avenue and Geary Boulevard; Lots 024 and 041 in Assessor's Block 1458 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 209.1, 303, 317 and 739 to demolish the existing two-story over garage single-family residence at 478 27th Avenue for the construction of a 2-story over garage and basement apartment building with four senior apartments and one senior accessory dwelling unit. The project would provide vehicular access for the proposed parking structure on the adjacent lot at 6210 Geary Boulevard. At 6210 Geary Boulevard, the project would (1) convert the existing

sunken/below-grade play area into a covered parking structure (for 21 spaces) with access from 478 27th Avenue; (2) regrade and construct a new play area with parking capability (for 17 spaces) at the street level; and (3) construct a new curb cut on Geary Boulevard frontage. The proposal includes conditional use authorization for development lot size, demolition of a residential unit, and the construction of a parking structure and a parking lot within a RH-2 (Residential House, Two-Family), Geary Boulevard NCD (Neighborhood Commercial District) Zoning Districts 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: = Mary Woods – Staff Report
 + Vitaly Troyan – Project Sponsor Presentation
 + Stephen Thompson – Parking
 + Kathy – Support
 + Julia – Play area
 + Speaker – Parking
 + Speaker – Parking
 + Victor Collaco – Parking
 + Anastasia Yovonapolous – Additional parking and units
 + Kevin Casey – Parking
 + Speaker – Senior housing project
 + Speaker – Parking

ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20824](#)

13. [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 a 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 operate 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 December 3, 2020)
Note: On October 1, 2020, after hearing and closing public comment, continued to November 5, 2020 by a vote of +6 -0. On November 5, 2020, without hearing, continued to December 3, 2020 by a vote of +7 -0. On December 3, 2020, without hearing, continued to December 17, 2020 by a vote of +7 -0.

SPEAKERS: = Jeff Horn – Staff Report
 + Keith Hansell – Project Sponsor Presentation

- Shirley Lima – Time of operations
- Peter Tam – Revocation of authorization
- David Bloomenfeld – Hours of operation, noise from temporary generator
- = Kate Stacy – City Attorney comments

ACTION: Approved with Conditions as amended to include:

1. The facility may open no earlier than 6 am.
2. After one-year the facility may increase the number of chairs by 12; provided that Staff verifies with other City Agencies that the Transportation Plan is effective and an informational update hearing is held before the CPC.

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

MOTION: [20825](#)

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.

14. [2020-008598DRP](#) (D. WINSLOW: (628) 652-7335)
3340-3342 GEARY BOULEVARD – between Parker and Commonwealth; Lot 031 in Assessor's Block 1064 (District 2) – Request for **Discretionary Review** of Building Permit no. 2020.0819.2098 to correct suspension request from Scott Sanchez (ZA), dated June 1, 2020, stating: correction submitting a revision permit to: 1) remove the unpermitted storage shed; 2) clearly and properly document information on the site vicinity maps sheet to an existing 3-story, two family residence within the Geary Boulevard NCD (Neighborhood Commercial District) 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
 - Patrick Connolly – DR Presentation
 + Darryl Yorkey – Project Sponsor Presentation
 = Yonathan Randolph – Shed
 + Grace Johnson – Support project

ACTION: No DR

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

RECUSED: Diamond

DRA: [731](#)

ADJOURNMENT 3:00 PM
 ADOPTED JANUARY 7, 2021