

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, January 28, 2021
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 1:02 PM

STAFF IN ATTENDANCE: Aaron Starr, Nick Foster, Kevin Guy, Katie Wilborn, Katy Campbell, Ashley Lindsay, Claudine Asbagh, 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. 2020-009054PCA (V. FLORES: (628) 652-7525)
TEMPORARY USE OF HOTELS AND MOTELS FOR PERMANENT SUPPORTIVE HOUSING [BF 201218] – **Planning and Administrative Code Amendments** – Ordinance amending the Planning Code and Administrative Code to allow certain hotels and motels to be used for Permanent Supportive Housing purposes without thereby abandoning or discontinuing the

hotel use; 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 making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve

(Continued from Regular hearing on December 10, 2020)

(Proposed for Indefinite Continuance)

SPEAKERS: Sue Hestor – Continuance date
Veronica Flores – Response to continuance
ACTION: Continued Indefinitely
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

2. 2020-010373DRP (D. WINSLOW: (628) 652-7335)
330 RUTLEDGE STREET – between Alabama and Peralta Streets; Lot 014 in Assessor's Block 5540 (District 9) – Request for **Discretionary Review** of Building Permit No. 2020.0930.5493 to construct a retaining wall at the rear property line to address N.O.V # 201902301 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\(h\)](#).
(Proposed for Indefinite Continuance)

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

- 8a. [2018-016808SHD](#) (M. CHRISTENSEN: (628) 652-7567)
321 FLORIDA STREET – on east side of Florida Street between 16th and 17th Streets, Lot 022 of Assessor's Block 3965 (District 9) – Request for Planning Commission consideration of Adoption of **Shadow Findings** pursuant to Section 295 that shadows from the project would not adversely affect use of Franklin Square Park under the jurisdiction of the Recreation and Park Commission. The Project proposes the construction of a nine-story, 92' tall, 154,396 square feet (sq ft) mixed-use building containing 168 dwelling units, 1,336 sq ft of Retail Sales and Service Use, and 47 off-street auto parking spaces, on a site currently developed as a private parking lot. 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) and Ground Floor Ceiling Height (PC 145.1(c)(4)) requirements of the Planning Code and a concession from the Residential Open Space (PC 135) requirement of the Planning Code. The subject property is located within a UMU (Urban Mixed-Use) and 68-X Height and Bulk Districts.

Preliminary Recommendation: Adopt

SPEAKERS: Eliza – Continuance
ACTION: Continued to February 18, 2021
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

- 8b. [2018-016808ENX](#) (M. CHRISTENSEN: (628) 652-7567)
321 FLORIDA STREET – on east side of Florida Street between 16th and 17th Streets, Lot 022 of Assessor's Block 3965 (District 9) – Request for a **Large Project Authorization**, pursuant to

Planning Code Sections 329 and 843, for a Project which proposes the construction of a nine-story, 92' tall, 154,396 square feet (sq ft) mixed-use building containing 168 dwelling units, 1,336 sq ft of Retail Sales and Service Use, and 47 off-street auto parking spaces, on a site currently developed as a private parking lot. 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) and Ground Floor Ceiling Height (PC 145.1(c)(4)) requirements of the Planning Code and a concession from the Residential Open Space (PC 135) requirement of the Planning Code. The subject property is located within a UMU (Urban Mixed Use) and 68-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

SPEAKERS: Same as item 8.

ACTION: Continued to February 18, 2021

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

13. [2019-012567DRP](#) (D. WINSLOW: (628) 652-7335)
[36 DELANO AVENUE](#) – between San Juan and Santa Ysabel Avenues; Lot 008 in Assessor's Block 3152 (District 11) – Request for **Discretionary Review** of Building Permit no. 2019.0605.2592 for the construction of a three-story, horizontal addition at the rear of an existing three-story, single family residence within a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Take Discretionary Review and Approve with Modifications
 (Continued from Regular hearing on January 14, 2021)

SPEAKERS: None

ACTION: Continued to February 18, 2021

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

B. COMMISSION MATTERS

3. Consideration of Adoption:
- [Draft Minutes for January 14, 2021](#)

SPEAKERS: None

ACTION: Adopted

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

4. Commission Comments/Questions

None

C. DEPARTMENT MATTERS

5. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon. Just a couple things I wanted to follow up on my report from last week regarding Plan Bay Area; I forwarded the letter that the Mayor and Supervisors sent in response to the most recent draft of Plan Bay Area, which MTC and ABAG issued in December. I think, if you take a look there's been media coverage on this as well. The letter recognizes that we will get significant allocation of the bay area's growth and we will continue to be a leader in the development of housing and affordable housing but raise concerns about the allocation and the most recent allocation which is about 70,000 units; in that shift coming primarily from more high resource job rich cities in San Mateo and Santa Clara. So ABAG and MTC both met over this past week since our last commission meeting and there was a good robust discussion about these concerns at both meetings. Ultimately the Commissions adopted the draft plan as a preferred alternative in the EIR and that's the process they'll go through now is CEQA review of the draft plan. Both Commissions also requested that an alternative be developed and then included in the EIR that addresses the concerns we laid out. So, I think it's an okay outcome from that.

I also want to mention Prop H, which is, you know, we've talked about before, which was on the ballot that requires some permits be reviewed and acted on by the City in 30 days that includes our review. We've started implementation of Prop H and there's a web portal that small businesses and businesses that qualify for Prop H can apply for a permit and get that response in 30 days. Huge thanks to our staff that worked across agencies to put this together, in short timeframe, and get it up and running. So, thank you to them. Thanks, and that concludes my report.

Commissioner Tanner:

I just have a question about the RHNA allocation that you were speaking about. We still have the same amount of overall housing units; there seems to be some, maybe, shuffling that will get different affordability amount, is that correct? Different income levels might be allocated to us?

Rich Hillis, Planning Director:

Because of the shift from the summer draft of Plan Bay Area to the December draft are allocations over a 30-year increase for about 70,000 units and then that's a factor but not the only factor in the RHNA methodology, so allocating for RHNA. So, because of that shift we ended up getting 10,000 unit for household increase in RHNA as well and that's allocated kind of in the same portion as our prior allocation in RHNA between income level.

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

Aaron Starr, Manager of Legislative Affairs:

A quick report today, only one item at the Land Use Committee this week pertain to Planning would be the initiation of the landmark designation for the Eagle Bar and that's sponsored by Supervisor Heaney and the Committee did forward that to the Board with positive recommendation. That's all I have for you today.

Jonas P. Ionin, Commission Secretary:

The Board of Appeals met last night considered two items that may be of interest to the Commission. First, the Board held their election of officers. Commissioner Darryl Honda was elevated to President and Commissioner Eduardo Santacana was elevated to Vice-President.

Second, the Board heard the appeal of a variance for 945-947 Minnesota Street. The Planning Commission considered a DR for this same project at a joint hearing with the ZA in October 2020. The Appellant raised concerns about the legality of the rear portion of the existing structure. The Department noted that portions of the structure are visible on aerial photos from 1938 and that a permit from 1962 (which didn't include plans) appears to reference the structure at the rear. In considering all the evidence, the Department determined that the rear portion of the structure appears to be legal and has existed for more than 80 years without complaint. The Department also advised the project sponsor that any demolition of the non-complying structure at the rear beyond what was authorized by the variance may trigger the need for a new variance. The Board unanimously denied the appeal and approved the variance.

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – In the email sent to the Commission on Tuesday (1/26) the two projects shown are just like so many others since Section 317 was implemented. The Calcs need to be adjusted because the outcomes of these Alterations are not what was intended when Section 317 was added to the Planning Code back in 2008. See the Findings at Sec 317 (a) Please read the Tuesday (1/26) email. What can be taken away from looking at the photos and reading their Revised Demo Calcs? These projects are not considered Demolitions, or Tantamount to Demolition or de facto Demolitions, because even with the Revised Demo Calcs, reviewed by the extremely competent Enforcement Staff, they do not cross the threshold as Demolitions per Section 317 (b) (2) (B) and (b) (2) (C). Therefore, the Demo Calcs should be adjusted per Section 317 (b) (2) (D).

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.

- 7a. [2016-013312DVA](#) (N. FOSTER: (628) 652-7330)
542-550 HOWARD STREET ("TRANSBAY PARCEL F") MIXED-USE PROJECT – located on the north side of Howard Street between 1st and 2nd Streets; Assessor's Block 3721, Lots 016,135, 136, and 138 (District 6) – Request to Adopt a Recommendation of Approval of a **Development Agreement** between the City and County of San Francisco and the "City and County of San Francisco and the "Parcel F Owner, LLC" in association with the 542-550 Howard Street (Transbay Parcel F) mixed-use project [Board File No. 201386]. The proposed Development Agreement will address how the project will comply with the Inclusionary Affordable Housing Requirements. Overall, the project would construct a 750-foot-tall, 61-story, mixed-use tower that includes 165 dwelling units, 189 hotel rooms, approximately

276,000 square feet of office use floor area, approximately 9,000 square feet of retail space, 183 vehicle parking spaces, and 177 Class 1 and 39 Class 2 bicycle parking spaces. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Salesforce Transit Center. Pursuant to San Francisco Administrative Code Section 56.4(c), the Planning Director has received and accepted a complete application for the amendment of the above-mentioned development agreement which is available for review by the public at the Planning Department in Case No. 2016-013312DVA.

Preliminary Recommendation: Adopt

SPEAKERS: = Nick Foster – Staff Report
 + CJ Higley – Project Sponsor Presentation
 + Bart Pantoja – Support
 + Cynthia Gomez – Support
 + Corey Smith – Time to be investing in the future
 + Speaker – Benefit agreement
 + John Corso – Support

ACTION: Approved
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20841](#)

- 7b. [2016-013312PCAMAP](#) (N. FOSTER: (628) 652-7330)
542-550 HOWARD STREET (“TRANSBAY PARCEL F”) MIXED-USE PROJECT – located on the north side of Howard Street between 1st and 2nd Streets; Assessor’s Block 3721, Lots 016, 135, 136, and 138 (District 6) – Request for **Planning Code Text and Zoning Map Amendments**. Ordinance introduced by Supervisor Matt Haney [Board File No. 201385] amending the Planning Code and Zoning Map to rezone and reclassify a portion of the 542-550 Howard Street project site (Assessor’s Parcel Block No. 3721, Lots 016, 135, 136, and 138, also known as Transbay Parcel F) and as shown on Figure 1 of the Transit Center District Plan, specifically to rezone a portion of the Project site from the P (Public) District to the C-3-O SD (Downtown Office Special Development) Zoning District and to revise Zoning Map HT01 to reclassify the height and bulk district designations for a portion of the project site from 750-S-2 to 450-S and from 450-S to 750-S-2; waiving certain provisions of the Planning Code to allow the project to satisfy its affordable housing requirement through payment of an in-lieu affordable housing fee to the Office of Community Investment and Infrastructure for use within the Transbay Redevelopment Project Area, to modify timing for payment of fees, and to permit the footprint of the portion of the project site dedicated to dwellings to exceed 15,000 square feet; adopting findings 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 welfare under Planning Code, Section 302 The proposed amendments will be before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Approved
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 RESOLUTION: [20842](#)

- 7c. [2016-013312DNX-02](#) (N. FOSTER: (628) 652-7330)
542-550 HOWARD STREET ("TRANSBAY PARCEL F") MIXED-USE PROJECT - located on the north side of Howard Street between 1st and 2nd Streets; Assessor's Block 3721, Lots 016,135, 136, and 138 (District 6) – Request to amend Conditions of Approval of Motion No. 20616 (**Downtown Project Authorization**), adopted on January 9, 2020, to reflect a change in the compliance with the inclusionary affordable housing requirements through payment of an in-lieu affordable housing fee to the Office of Community Investment and Infrastructure for use within the Transbay Redevelopment Project Area. The project would construct a 750-foot-tall, 61-story, mixed-use tower that includes 165 dwelling units, 189 hotel rooms, approximately 276,000 square feet of office use floor area, approximately 9,000 square feet of retail space, 183 vehicle parking spaces, and 177 Class 1 and 39 Class 2 bicycle parking spaces. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Salesforce Transit Center. The Project Site is located within a C-3-O (SD) Downtown-Office (Special Development) Zoning District and 750-S2 and 450-S Height and Bulk Districts. The Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h), occurred on January 9, 2020 by the Planning Commission's approval of the project under Motion No. 20616.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 7a.
ACTION: Approved with Conditions
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
MOTION: [20843](#)

- 7d. [2016-013312CUA-02](#) (N. FOSTER: (628) 652-7330)
542-550 HOWARD STREET ("TRANSBAY PARCEL F") MIXED-USE PROJECT – located on the north side of Howard Street between 1st and 2nd Streets; Assessor's Block 3721, Lots 016,135, 136, and 138 (District 6) – Request to amend Conditions of Approval of Motion No. 20618 (**Conditional Use Authorization**), adopted on January 9, 2020, to reflect a change in the compliance with the inclusionary affordable housing requirements through payment of an in-lieu affordable housing fee to the Office of Community Investment and Infrastructure for use within the Transbay Redevelopment Project Area. The project would construct a 750-foot-tall, 61-story, mixed-use tower that includes 165 dwelling units, 189 hotel rooms, approximately 276,000 square feet of office use floor area, approximately 9,000 square feet of retail space, 183 vehicle parking spaces, and 177 Class 1 and 39 Class 2 bicycle parking spaces. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Salesforce Transit Center. The Project Site is located within a C-3-O (SD) Downtown-Office (Special Development) Zoning District and 750-S2 and 450-S Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 7a.
ACTION: Approved with Conditions
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
MOTION: [20844](#)

- 7e. [2016-013312OFA-02](#) (N. FOSTER: (628) 652-7330)
542-550 HOWARD STREET ("TRANSBAY PARCEL F") MIXED-USE PROJECT – located on the north side of Howard Street between 1st and 2nd Streets; Assessor's Block 3721, Lots 016,135,

136, and 138 (District 6) – Request to amend Conditions of Approval of Motion No. 20617 (**Office Allocation**), adopted on January 9, 2020, to reflect a change in the compliance with the inclusionary affordable housing requirements through payment of an in-lieu affordable housing fee to the Office of Community Investment and Infrastructure for use within the Transbay Redevelopment Project Area. The project would construct a 750-foot-tall, 61-story, mixed-use tower that includes 165 dwelling units, 189 hotel rooms, approximately 276,000 square feet of office use floor area, approximately 9,000 square feet of retail space, 183 vehicle parking spaces, and 177 Class 1 and 39 Class 2 bicycle parking spaces. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Salesforce Transit Center. The Project Site is located within a C-3-O (SD) Downtown-Office (Special Development) Zoning District and 750-S2 and 450-S Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 7a.
 ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20845](#)

9. [2015-009163CUA](#) (K. GUY: (628) 652-7325)
77 GEARY STREET – located at the southeast corner of Geary Street and Grant Avenue; Lot 008 in Assessor's Block 0312 (District 3) – Request a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.2 and 303 to establish approximately 12,000 square feet of non-retail sales and service (general office) uses at the third floor of an existing 10-story building, within a C-3-R (Downtown, Retail) Zoning District and 80-130-F 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: = Kevin Guy – Staff Report
 + Tom Tunny – Project Sponsor Presentation
 + Speaker – Project Sponsor Presentation
 + Laura – Foot traffic
 + Ray Giacomo – Be mindful of neighbors
 + Karen Flood – Will bring back people to Union Square
 + Pamela Mendleton – Would help Union Square out
 + Alex – Benefit to food and beverage retail
 = Claudia Asbagh – Response to questions
 = Rich Hillis – Response to questions
 ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Moore, Koppel
 NAYS: Imperial
 MOTION: [20846](#)

10. [2020-006234CUA](#) (K. WILBORN: (628) 652-7355)
653-656 FELL STREET – located on the south side of Fell Street between Webster and Buchannan Streets; Lot 041 in Assessor's Block 0829 (District 5) – Request a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1 and 317 to legalize Residential Demolition of the subject property, 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: Approve with Conditions

SPEAKERS: = Katie Wilborn – Staff Report
 + Vin Leger – Project Sponsor Presentation
 = Georgia Schuttish – Demo calcs adjustment issues
 = Yonathan Randolph – Propose as many units as possible
 = Rich Hillis – Response to questions
 ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20847](#)

11. [2020-007075CUA](#) (C. CAMPBELL: (628) 652-7387)
[2166 MARKET STREET](#) – located on the northwest side of Market Street between Sanchez Street and Church Street; Lot 016 in Assessor’s Block 3542 (District 8) – Request a **Conditional Use Authorization**, pursuant to Planning Code Sections 764 and 303 to establish a Bar Use concurrent with an existing conditionally established General Entertainment Use (dba The Academy) on the basement and first floor of the subject property, within the Upper Market Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X/50-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: = Cathleen Campbell – Staff Report
 + Paul Miller – Project Sponsor Presentation
 + Nate Bourg – Project Sponsor Presentation
 + Speaker – Support
 ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20848](#)

12. [2019-015984CUA](#) (A. LINDSAY: (628) 652- 7360)
[590 2ND AVENUE](#) – on east side of 2nd Avenue between Anza Street and Balboa Street; Lot 026 of Assessor’s Block 1544 (District 1) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.2, to install a new AT&T Mobility Macro Wireless Telecommunications Services Facility at rooftop consisting of installation of ten (10) panel antennas, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within two (2) FRP enclosures. The subject property is located within a RM-2 (Residential-Mixed, Moderate Density) and 40-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on December 10, 2020)

Note: On September 17, 2020, after hearing and closing public comment, continued to November 19, 2020 by a vote of +6 -0. On November 19, 2020, without hearing, continued

to December 10, 2020 by a vote of +7 -0. On December 10, 2020, without hearing, continued to January 28, 2021 by a vote of +7 -0.

SPEAKERS: = Ashley Lindsay – Staff report
 + Candy Blackstone – Project sponsor
 + Derek Turner – Project sponsor
 - Ann Green – Blocks sun
 - Katie – Oppose
 - Speaker – Expose danger for kids
 - David Green – Oppose
 - Julia – Oppose
 = Austin Yang – City Attorney
 ACTION: Approved with Conditions
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
 MOTION: [20849](#)

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.

14. [2018-017283DRP](#) (D. WINSLOW: (628) 652-7335)
476 LOMBARD STREET – between Stockton and Grant Streets; Lot 017A in Assessor's Block 0062 (District 3) – Request for **Discretionary Review** of Building Permit no. 2018.1019.3722 for the construction of a horizontal and vertical addition to an existing single-family dwelling. The addition will include the infill of two western light wells, increase of building depth at rear, a third-floor vertical addition, rear yard decks at the second and third floors, and new rooftop deck with wood parapet walls to match existing siding located at the rear half of the building 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: Do Not Take Discretionary Review and Approve
 (Continued from Regular hearing on January 14, 2021)

SPEAKERS: = David Winslow – Staff report
 - Shelley Bradford-Bell – DR requestor
 + Justin Zucker – Project sponsor
 + Renee Tannenbaum – Project sponsor
 - Linda Frank – Destroy historic façade
 - Speaker – Blockage of light, historical Identity
 + Lance – Support
 - Speaker – Block views, air and light
 + Matthew – Support
 + Speaker – Support
 - Michelle – Out of scale
 - Speaker – Oppose

+ Speaker – Support
- Speaker – Massive expansion
= Claudine Asbagh – Response to questions
ACTION: No DR
AYES: Chan, Diamond, Fung, Koppel
NAYS: Tanner, Imperial, Moore
DRA: [734](#)

ADJOURNMENT 4:13 PM
ADOPTED FEBRUARY 18, 2021