

# SAN FRANCISCO PLANNING COMMISSION



**Thursday, March 4, 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, Matt Snyder, Lily Langlois, Justin Kran, Linda Hoagland, Alex Westhoff, Rich Sucre, Kimberly Durandet, 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. 2020-003042AHB (C. FEENEY: (628) 652-7313)  
4712 3<sup>RD</sup> STREET – west side of Third Street between Newcomb and Oakdale Avenues, Lot 035 of Assessor’s Block 5311 (District 10) – Request for a **HOME-SF Project Authorization** pursuant to Planning Code Sections 206.3 and 737 to allow modifications from the dwelling unit density limitations of Planning Code Section 737 and of the rear yard

requirements of Planning Section 134 and to construct a four-story, 40-foot tall building with 21 dwelling units in a vacant lot. The Project site is located within the Bayview 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: Approve with Conditions*

**(Proposed for Continuance to March 18, 2021)**

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

2. 2020-006525DRP (D. WINSLOW: (628) 652-7335)  
1990 LOMBARD STREET – at Webster and Magnolia Streets; Lot 015 in Assessor’s Block 0493 (District 2) - Request for Discretionary Review of Building Permit Application no. 2018.0327.4744 to convert the two upper floors of an existing office and commercial building to residential use (to a total of six units), including a new roof deck and stair penthouse to an existing three-story building within a NC-3 (Neighborhood Commercial, Moderate Scale) 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 Continuance to April 22, 2021)**

SPEAKERS: None  
 ACTION: Continued to April 22, 2021  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

3. 2013.0846DRP (D. WINSLOW: (628) 652-7335)  
140-142 JASPER PLACE – between Union and Filbert Streets; Lot 032 in Assessor’s Block 0103 (District 3) – Request for **Discretionary Review** of Building Permit No. 2014.0627.9672 for the construction of a third-floor vertical addition set back 12 feet from front building wall, reconfigure the rear wall, and retrofit the basement level to expand the lower unit of an existing three-story, two-family house 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: Do No Take Discretionary Review and Approve*  
 (Continued from Regular hearing on February 18, 2021)  
**(Proposed for Continuance to April 29, 2021)**

SPEAKERS: None  
 ACTION: Continued to April 29, 2021  
 AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

- 4a. 2013.0511DNX (C. ALEXANDER: (628) 652-7334)  
1125 MARKET STREET – located on the south side of Market Street between 7<sup>th</sup> and 8<sup>th</sup> Streets; Lot 047, in Assessor’s Block 3702 (District 6) – Request for **Downtown Project Authorization** pursuant to Planning Code Sections 210.2 and 309 to allow a project greater than 50,000 square feet of floor area within a C-3 Zoning District with exceptions for

reduction of ground-level wind currents in C-3 Districts (Section 148) and reduction of sunlight on the public sidewalks (Section 146). The proposed project ("Project") includes the construction of a new 12-story mixed-use hotel and office building reaching a roof height of up to 119-feet-tall (141-feet-tall inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 111,711 square feet, with approximately 99,626 gross square feet of hotel use (180 hotel guest rooms), 9,529 gross square feet of office use (coworking space), and approximately 2,556 gross square feet of restaurant/retail uses on the ground floor. The Project also includes 2,482 gross square feet of privately-owned public open space (POPOS) within the ground floor, 9 Class 1 and 19 Class 2 bicycle parking spaces for the hotel, office, and retail uses. The subject property is located within a C-3-G Zoning District and 120-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*  
(Continued from Regular hearing on December 3, 2020)  
**(Proposed for Indefinite Continuance)**

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

- 4b. 2013.0511CUA (C. ALEXANDER: (628) 652-7334)  
1125 MARKET STREET – located on the south side of Market Street between 7<sup>th</sup> and 8<sup>th</sup> Streets; Lot 047, in Assessor's Block 3702 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to allow a hotel use. The proposed project ("Project") includes the construction of a new 12-story mixed-use hotel and office building reaching a roof height of up to 119-feet-tall (141-feet-tall inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 111,711 square feet, with approximately 99,626 gross square feet of hotel use (180 hotel guest rooms), 9,529 gross square feet of office use (coworking space), and approximately 2,556 gross square feet of restaurant/retail uses on the ground floor. The Project also includes 2,482 gross square feet of privately-owned public open space (POPOS) within the ground floor, 9 Class 1 and 19 Class 2 bicycle parking spaces for the hotel, office, and retail uses. The subject property is located within a C-3-G Zoning District and 120-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*  
(Continued from Regular hearing on December 3, 2020)  
**(Proposed for Indefinite Continuance)**

SPEAKERS: None  
ACTION: Continued Indefinitely  
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. [2020-010157CUA](#) (K. AGNIHOTRI: (628) 652-7454)  
1100 VAN NESS AVENUE – east side of Van Ness Avenue between Cedar and Geary Streets; Lot 029 and 030 of Assessor’s Block 0694 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.3, 303.1, and 303, to permit an approx. 1,860 square feet Formula Retail Use (d.b.a Starbucks Coffee) within the existing vacant ground floor retail space of a ten-story, medical office building within a RC-4 (Residential, Commercial) Zoning District and 130-V 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: [20866](#)

## C. COMMISSION MATTERS

6. Consideration of Adoption:
- [Draft Minutes for February 18, 2021 – Closed Session](#)
  - [Draft Minutes for February 18, 2021 – Regular](#)

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

7. Commission Comments/Questions

### **Commissioner Tanner:**

Hello, everyone, just wanted to wish everyone a happy Women's History Month in March as it just began. So, hopefully you can all celebrate all the women in your lives and also historical figures. So, moving into another fun month and of course really happy to see the City moving to the Red Tier. I don't know Director Hillis if you have any updates on how that might change anything for the Department, if we expect to see more Shared Spaces opening. I know we have had that underway to help with the businesses and just curious if there are any changes afoot with the Shared Spaces Program or other kind of business related recovery programs.

### **Rich Hillis, Planning Director:**

You know, related to that, obviously, indoor dining and kind of, you know, easing of restrictions on indoor dining. With Shared Spaces we will be coming to you in the next couple of months with the hopes to make that program permanent. So, you know, hopefully we can continue to enjoy Shared Spaces post COVID and allow businesses to occupy those spaces formally used for cars. So, we look forward to that discussion in the future.

**Commissioner Tanner:**

Thank you.

**Rich Hillis, Planning Director:**

Sure.

**Commissioner Diamond:**

Question here. There were two articles in the press recently and I'm wondering what the Planning Department's role in them is: one had to do with the large number of vacancies in Japantown and concern about the ability to retain the cultural integrity of the place. You know, when I first joined the Commission, one of the first items we heard was the adoption of the Cultural Heritage District and I was curious what the status of that was and the involvement of the Department. And then secondly, there was an article either in today or yesterday's paper about a developer having -- McFarlane Partners, having submitted an application for a project in the Fillmore. And I'm wondering if that was an application to the Planning Department or to some other entity within the City. If you could give us some background on that. It sounded like, you know, a very, very large project.

**Rich Hillis, Planning Director:**

Yes. So, taking the last one first, Freedom West, which is a four-block existing project in the Western Addition. They did submit that project application to Planning, obviously, it's in its initial stages. We would have to go through, you know, the project that's envisioned in the application, changes to the zoning, probably a DA, obviously environmental review. So that process is starting, and this is the first step, their submission of that project application. So, a lot more to come on that, but yes that was [Inaudible] and surely there are other agencies involved.

**Commissioner Diamond:**

Director Hillis, for that kind of project, I am hoping that you would set up some kind of study session or information session so that the Commission gets to ask questions rather than waiting until it's brought to us for approval.

**Rich Hillis, Planning Director:**

Sure, we can definitely do that.

**Commissioner Diamond:**

Thank you.

**Rich Hillis, Planning Director:**

And then second on Japantown - there are a couple of things happening and there are a couple of things in place. One, when the existing property owner bought that, the malls, or a portion of the malls about, I think a decade ago, there were negotiated covenants between the City and the property owner to help preserve the heritage of Japantown and the types of businesses that are there. Those covenants expired and so the City is working with the community on possibly replacing those covenants, but it was, you know, done somewhat voluntarily by them, by the property owner. They're also at a time was passed a Special Use District. And so, we are also working with the community to kind of analyze how effective that's been and potentially revise that Special Use District to make changes and bring it back to you -- obviously it have to come back to you for adoption. We're

working with the community on both those fronts to assist in the continued vibrancy and preservation of Japantown.

**Commissioner Moore:**

Commissioner Diamond's comment triggered a thought that I'd like to share. Around the world, cities are experiencing the same type of difficulties that we do. And I read something quite interesting yesterday. The City of Hamelin, who all knows the City helm being where the Pied Piper Pan originated, that is a Medieval City in Germany. It is starting to protect its downtown, which is a small commercial area, like as one of our neighborhood corridors by instituting a rent-free use of all commercial spaces. That is a difficult task to undertake but something that one might consider in particular areas i.e. what Commissioner Diamond mentioned or other parts of town. That takes a lot of organization, but it has a lot of potential effectiveness because people are still shopping. It's just difficult when there's only one store open when the next to each other stores is what attracts people to come. I just want to hang that out to you. I found it rather interesting and potentially [inaudible] that we may entertain in our certain parts here ourselves. Thank you.

**D. DEPARTMENT MATTERS**

**8. Director's Announcements**

**Rich Hillis, Planning Director:**

Thank you all. Just want to recognize a Planning anniversary of sort. This is a portion of the meeting where I'll be doing it. I'm like Willard Scott doing anniversaries and birthdays, but this month marks the five-year anniversary of your unanimous adoption of a resolution that reformed our Transportation review for CEQA. And if you recall, I think some of you were on the Commission and I was. We changed our analysis from a Level of Service or LOS, to Vehicle Miles Travelled or VMT. Which looks at the amount in distance of car travel, car travel via project. It was somewhat of a technical change but somewhat revolutionary in a sense that kind of more aligned with our Transportation and Environmental policies. So, just wanted to recognize that. It was a huge undertaking and something that was underway for probably a decade or more. And a ton of our staff and MTA and CTA and City Attorney and OEWD staff worked on it and you all adopted it and I think the benefits are proven. We were able to streamline the CEQA approvals for safety, transportation safety, and mobility projects and housing projects. And while we were the first county to adopt VMT, others have followed suit: San Jose, Oakland, LA, and San Diego. So, just wanted to recognize that.

I also wanted to recognize and thank Commissioners Hyland and Pearlman who had their last hearings at HPC, the Historic Preservation Commissions over the last couple of weeks and just thank them for their service and work with the Department over the years. And welcome Ruchira Nageswaran, who is the new Commissioner at HPC. The Mayor also nominated Cristina Dycus and she's working her way through the Board confirmation process. And that's all I have. Thanks.

**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 the initiation of the landmark designation for the Trocadero Clubhouse which is located in Stern Grove. The Trocadero is an old roadhouse down in the Victorian stick or East Lake style and the earliest building in the Parkside District. One of the oldest buildings in the southwest portion of the City. The item was sponsored by Supervisor Mar and cosponsored by Melgar, Preston, Peskin, and Chan. The Committee voted unanimously to send the landmark initiation resolution to the Full Board with a positive recommendation.

Next, the Committee considered the zoning map amendment for 118-134 Kissling which is sponsored by the Planning Commission. This project would change the zoning of the subject lots from RED to REDMX to allow for vehicle stackers which would be used by the adjacent automobile repair site. Commissioners, you heard this item way back in October of 2018 and voted to recommend approval of the conditional use authorization and the rezoning. The conditional use authorization was contingent upon the zoning map change. The project was delayed a couple of years because of a CEQA appeal that was ultimately withdrawn. At the Land Use hearing, project planner Alex Westhoff gave a presentation on the project and the project sponsor answered questions from the Committee. Other than that, there was very little discussion on this item and the Committee then voted to forward the ordinance to the Full Board with recommendation.

Lastly, the Committee considered a resolution urging the Office of Economic and Workforce Development, the Planning Department, the MTA, Public Works, the Fire Department and the Recreation and Parks Department to develop a proposal for a permanent Shared Space program. This resolution was forwarded to the Full Board with a positive recommendation.

At the Full Board this week, the Board considered the tentative map appeal for 424-434 Francisco Street which is a condominium conversion subdivision of a three-story six-unit building into a residential condominium. Commissioners, you considered this item on October 1<sup>st</sup> of last year and ultimately denied the application because the Planning Commission was not able to pass the motion approving the application. Staff recommended approval of the application, and at the hearing, a motion to approve was made by Commissioner Fung and seconded by Commissioner Diamond, however, it failed on a 3-3 vote. A motion to continue the item two months also failed. During the appeal hearing at the Board, staff made a brief presentation on the history of the case. Various attempts to pass the motion, and why it ultimately was disapproved. As the Commission was not able to pass resolution, staff had no basis to support or oppose the appeal. There was some public comment on this item. Many of the speakers also spoke at the Commission hearing. Many of the people who spoke at the Commission hearing also spoke during the Board hearing and brought up similar issues and concerns. Once the presentations ended by both sides, Supervisor Peskin indicated that he was going to deny the appeal and uphold the disapproval mainly because the condo conversion would not help preserve more affordable housing as [inaudible] sell for between 15 and 20 percent less than condos. These comments are echoed the same way by Commissioner Chan at the hearing on October 1<sup>st</sup> and later endorsed by Commissioners Moore and Imperial. He also brought up the issue with some questionable short-term rental activity on the site but never fully explained why this should be used as justification to deny the

condominium conversion. At the end of his comments, Supervisor Peskin made a motion to deny the appeal and uphold the denial. The motion passed unanimously with Supervisor Preston recused because of the past work on the case.

And finally, the Board approved all three of Mayor Breed's reappointments or appointments to the HPC including Chris Foley, Diane Matsuda, and Ruchira Nageswaran. And that is all I have for you today. Thank you.

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

On behalf of the Deputy Zoning Administrator, the Board of Appeals did meet yesterday evening and considered two items that may be of interest to the Planning Commission.

1812-1816 Green Street - The Board heard a jurisdiction request for an NOV issued by the Department on January 26, 2021 for an illegal unit merger and deck on the subject property. These violations have existed since 2003 and the Planning Commission denied a conditional use authorization in November 2020. The requestor argued that they should be given more time to file the required permits but were unable to explain why they didn't file an appeal within the 15-day appeal period. The Board voted unanimously to deny the jurisdiction request.

27 17<sup>th</sup> Avenue – The Board heard an appeal of a building permit to document the restoration of a 3-story bay window at 25 17<sup>th</sup> Avenue. The bay window had been removed without benefit of permit and was required by the Planning Commission to be restored on the subject building. The bay window straddles the property line between 25 17<sup>th</sup> Avenue and 27 17<sup>th</sup> Avenue, and this permit was required to document the portion that projects onto 27 17<sup>th</sup> Avenue. The appellant and several public commenters expressed frustration with the permit holder and concerns that the work will not comply with the Planning Commission's decision. This permit is consistent with the Commission's decision on the project and required to implement the Commission's decision so the Board of Appeals unanimously denied the appeal and approved the permit as proposed.

The Historic Preservation Commission also met yesterday and welcomed new Commissioner Nageswaran. They also adopted recommendations for approval for several Legacy Businesses: The San Sun Restaurant on Washington Street, UKO on Hayes Street, Yadav Diamonds at 888 Brannan Street, and Central Drug Store on Mission Street.

Finally, they considered the extension request from Rec and Park for the Observation Wheel in the Music Concourse in Golden Gate Park, and the Commission unanimously extended the temporary installation for an additional four years until March 1, 2025.

**E. GENERAL PUBLIC COMMENT**

SPEAKERS: Georgia Schuttish – Roof Deck Policy

**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. [2009.3461CWP](#) (M. SNYDER: (628) 652-7460)  
AREA PLAN IMPLEMENTATION UPDATE AND INTER-DEPARTMENT PLAN IMPLEMENTATION COMMITTEE (IPIC) REPORT – **Informational Presentation** on the activities of the Department's Plan Implementation Group, including overview progress toward funding infrastructure projects called for in adopted area plans and coordination with CACs. Presentation of January 2021 Interdepartmental Plan Implementation Committee (IPIC) Report, which includes capital planning accomplishments and recommendations for each plan area.  
*Preliminary Recommendation: None – Informational*
- SPEAKERS: = Mat Snyder – Staff Presentation  
 = Lily Langlois – Response to questions
- ACTION: Reviewed and Commented
11. [2021-000317CRV](#) (J. KRAN: (628) 652-7429)  
TMASF CONNECTS – Request for **Transportation and Employment Brokerage Services** authorizing the Transportation Management Association of San Francisco (TMASF) Connects, a non-profit organization, to continue to provide brokerage services for transportation services in commercial and mixed-use districts, and resident placement and training, pursuant to Planning Code Sections 163 and 164; and accepting TMASF's 2021-2030 Work Program Plan for providing these services.  
*Preliminary Recommendation: Adopt*
- SPEAKERS: = Corey Teague – Introduction  
 = Justin Kran – Staff report  
 + Kimberly Martinson – Project Sponsor
- ACTION: Adopted a Resolution Authorizing brokerage services
- AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
- RESOLUTION: [20867](#)
12. [2019-012820AHB](#) (L. HOAGLAND: (628) 652-7320)  
4742 MISSION STREET – west side of Mission Street between Leo Street and Onondaga Avenue; Lots 004 and 005 in Assessor's Block 6956 (District 11) – Request for a **HOME-SF Project Authorization**, pursuant to Planning Code Sections 206.3 and 328, to allow the demolition of an existing 7,065 gross square foot, single-story, vacant commercial building and new construction of a 45,234 gross square foot, eight-story-over-basement, 74-foot 6-inch-tall, 46 dwelling unit mixed-use building with approximately 2,456 square feet of commercial space on the ground floor and mezzanine level. The Project would include approximately 4,608 square feet of usable open space on a common roof deck and 611 square feet of private open space via three private decks, seven off-street vehicle parking spaces and 46 Class 1 bicycle parking spaces located at the basement level, and four Class 2 spaces on the sidewalk adjacent to the project site. A lot merger of Lots 004 and 005 is also proposed. The Project site is located within the Excelsior Outer Mission NCD (Neighborhood Commercial District) Zoning District and 65-A 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:** = Linda Hoagland – Staff Report  
 + John Kevlin – Project Sponsor Presentation  
 - Speaker – 8-story building is over the top, 4 story okay  
 + Reza Khoshnevisan – SIA Consulting - Project Sponsor Team, response to questions

**ACTION:** Approved with Conditions as amended to include a design presentation to the CPC related to open space, roof deck, railings and perimeter wall treatment.

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

**MOTION:** [20868](#)

13. [2020-003223CUA](#) (A. WESTHOFF: (628) 652-7314)  
249 TEXAS STREET – east side of Texas Street between 18<sup>th</sup> and Mariposa Streets: Lot 17A in Assessors Block 4001 (District 10) – Request for a **Conditional Use Authorization**, pursuant to Planning Code 303 and 317 to demolish an existing three-story single-family dwelling and construct a new three-story building containing two-dwelling units within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The new development would measure approximately 4,361 square feet. 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 February 4, 2021)

**SPEAKERS:** = Alex Westhoff – Staff Report  
 + John Maniscalco – Project Sponsor Presentation  
 - Speaker – Construction will disrupt work from home, lower height limit  
 - Kathleen Roberts-Block – Light and air, quality of life  
 - Theresa – Concerns with light and air, privacy  
 - Ernesto Valencia – Reconsider full demolition  
 - Layla – Affect to children virtual education, size  
 - Speaker – Rent history, gentrification  
 - Kim Lovell – Does not conform to street's topography  
 - Eliza – Consider character of street  
 - Georgia Schuttish – Policy issue, open space  
 - Sasha Gala – Compromise design  
 - Matt Boden – Size  
 = Rich Sucre – Response to questions  
 = Rich Hillis – Response to questions  
 - Speaker – Large home  
 - Adam – Two units

**ACTION:** After hearing and closing public comment; Continued to April 1, 2021

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

14. [2017-015988CUA](#) (K. DURANDET: (628) 652-7315)  
501 CRESCENT STREET – northeast corner of Moultrie and Crescent; Lot 018 of Assessor's Block 5742 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to legalize the unauthorized demolition of a two-story, 2,432

square feet, single-family dwelling and to construct a new, code-complying, three-story, 2,243 square feet, single-family dwelling within a RH-1 (Residential House, Single Family) Zoning District, Bernal Height Special Use District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Kimberly Durandet – Staff Report  
+ Savina Kyurkchieva – Project Sponsor Presentation  
- Morgan Weiss – Impact to his solar system  
ACTION: Approved with Conditions as amended by Staff  
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
MOTION: [20869](#)

ADJOURNMENT 4:29 PM  
ADOPTED MARCH 18, 2021