

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, June 10, 2021
1:00 p.m.
Regular Meeting**

COMMISSIONERS PRESENT: Tanner, Diamond, Fung, Imperial, Moore, Koppel
COMMISSIONERS ABSENT: Chan

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

STAFF IN ATTENDANCE: Aaron Starr, Kate Conner, Claudia Flores, Miriam Chion, Bridget Hicks, Ryan Balba, Michael Christensen, 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. 2013.1535CUA-02 (C. GROB: (628) 652-7532)
450-474 O'FARRELL STREET AND 532 JONES STREET – on the block bounded by Geary Street to the north, O'Farrell Street to the south, Taylor Street to the east, and Jones Street

to the west (Assessor's block/lot 0317/007, 0317/009, and 0317/011) (District 6) – Request to amend **Conditions of Approval** of Planning Commission Motion No. 20281, adopted September 13, 2018. A revised project scope still includes demolition of the three buildings, construction of a 13-story mixed-use building with similar massing, ground floor commercial and a new church, but now proposes up to 302 group housing rooms instead of up to 176 residential units and no longer proposes residential off-street parking. At minimum, Conditions of Approval Nos. 24, 25, 26, 32, pursuant to Planning Code Sections 303, 304, 415, 166, and 155, are to be amended to reflect the project revision and status, for a project located in a RC-4 (Residential- Commercial, High Density) Zoning District, North of Market Residential Special Use District and 80-130-T Height and Bulk District. This project has undergone environmental review pursuant to the California Environmental Quality Act and Chapter 31 of the San Francisco Administrative Code. The Planning Commission certified the Final Environmental Impact Report (EIR) for the project on September 13, 2018 (Motion No. 20279). On December 21, 2020, the Planning Department published an addendum to Final EIR for the Project.

Preliminary Recommendation: Approve Amendments

(Continued from Regular hearing on April 15, 2021)

Note: On April 15, 2021, after hearing and closing public comment, continued to June 10, 2021 by a vote of +7 -0.

(Proposed for Continuance to June 24, 2021)

SPEAKERS: Sue Hestor – Calendar for June 24, 2021

ACTION: Continued to June 24, 2021

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

ABSENT: Chan

2. 2017-014833ENV (J. DELUMO: (628) 652-7568)
469 STEVENSON STREET PROJECT – Certification of the **Final Environmental Impact Report** (EIR) – The project site is located on the block bounded by Stevenson Street to the north, Jessie Street to the south, 6th Street to the west, and 5th Street to the east (Assessor's block/lot 3704/045). The proposed project would demolish the existing parking lot and construct a new 27-story mixed-use building approximately 274 feet tall (with an additional 10 feet for rooftop mechanical equipment) with three below-grade parking levels providing approximately 166 parking spaces, one freight loading space, and two service vehicle loading spaces. The approximately 535,000-gross-square-foot building would consist of approximately 495 dwelling units, 4,000 square feet of commercial retail use on the ground floor, and 25,000 square feet of private and common open space. The proposed project would also provide approximately 200 class 1 bicycle spaces, 27 class 2 bicycle parking spaces, and passenger loading zones on Stevenson Street and Jessie Street. The proposed project would use the Individually Requested State Density Bonus Program and provide affordable housing units onsite. The Project Site is located within a C-3-G (Downtown General Commercial) Zoning District, 160-F Height and Bulk District, and Downtown Plan Area.

Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on May 11, 2020. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify

(Proposed for Continuance to June 24, 2021)

SPEAKERS: None
ACTION: Continued to June 24, 2021
AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
ABSENT: Chan

- 3a. 2017-014833ENV (N. FOSTER: (628) 652-7330)
469 STEVENSON STREET – south side between 5th and 6th Streets; Lot 045 in Assessor's Block 3704 (District 6) – Request for **Adoption of Findings** and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act (CEQA). The proposed project ("Project") includes construction of a 27-story residential building reaching a height of 274-feet tall (284-feet including rooftop mechanical equipment) with a total Gross Floor Area of approximately 427,000 square feet devoted to residential uses, with approximately 4,000 gross square feet of ground-floor retail. The Project includes a total of 495 dwelling units, with a mix of 192 studio units, 149 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and eight five-bedroom units totaling, with 73 dwelling units provided as on-site affordable dwelling units. The Project would provide 166 off-street vehicle parking spaces, up to 12 car-share spaces, 200 Class 1 and 27 Class 2 bicycle parking spaces, and three freight loading spaces within a below-grade garage. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 42.5% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project Site is located within a C-3-G (Downtown General Commercial) Zoning District, 160-F Height and Bulk District, and Downtown Plan Area.
Preliminary Recommendation: Adopt Findings
(Proposed for Continuance to June 24, 2021)

SPEAKERS: None
ACTION: Continued to June 24, 2021
AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
ABSENT: Chan

- 3b. 2017-014833DNX (N. FOSTER: (628) 652-7330)
469 STEVENSON STREET – south side between 5th and 6th Streets; Lot 045 in Assessor's Block 3704 (District 6) – Request for **Downtown Project Authorization** to permit a project greater than 50,000 square feet of floor area within a C-3 Zoning District (Sections 210.2 and 309). The proposed project ("Project") is utilizing the Individually Requested State Density Bonus Program pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345) to achieve a 42.5% density bonus. The Project requests six (6) waivers from: Maximum Floor Area Ratio (Section 123); Rear Yard (Section 134); Common Useable Open Space (Section 135); Dwelling Unit Exposure (Section 140); Ground-Level Wind Current (Section 148); Bulk (Section 270); and one (1) incentive from Height (Section 250). The Project includes construction of a 27-story residential building reaching a height of 274-feet tall (284-feet including rooftop mechanical equipment) with a total Gross Floor Area of approximately 427,000 square feet devoted to residential uses, with approximately 4,000 gross square feet of ground-floor retail. The Project includes a total of 495 dwelling units, with a mix of 192 studio units, 149 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and eight five-bedroom units totaling, with 73 dwelling units provided as on-site affordable dwelling units. The Project would provide 166 off-street vehicle parking spaces, up to 12 car-share

spaces, 200 Class 1 and 27 Class 2 bicycle parking spaces, and three freight loading spaces within a below-grade garage. The Project Site is located within a C-3-G (Downtown General Commercial) Zoning District, 160-F Height and Bulk District, and Downtown Plan Area.

Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to June 24, 2021)

SPEAKERS: None
 ACTION: Continued to June 24, 2021
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan

- 3c. 2017-014833CUA (N. FOSTER: (628) 652-7330)
469 STEVENSON STREET – south side between 5th and 6th Streets; Lot 045 in Assessor's Block 3704 (District 6) – Request for **Conditional Use Authorization** to permit additional square footage above that permitted by the base floor area ratio limits for the construction of on-site, affordable dwelling units (Sections 124(f) and 303). The proposed project ("Project") includes construction of a 27-story residential building reaching a height of 274-feet tall (284-feet including rooftop mechanical equipment) with a total Gross Floor Area of approximately 427,000 square feet devoted to residential uses, with approximately 4,000 gross square feet of ground-floor retail. The Project includes a total of 495 dwelling units, with a mix of 192 studio units, 149 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and 8 five-bedroom units totaling, with 73 dwelling units provided as on-site affordable dwelling units. The Project would provide 166 off-street vehicle parking spaces, up to 12 car-share spaces, 200 Class 1 and 27 Class 2 bicycle parking spaces, and 3 freight loading spaces within a below-grade garage. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 42.5% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project Site is located within a C-3-G (Downtown General Commercial) Zoning District, 160-F Height and Bulk District, and Downtown Plan Area.

Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to June 24, 2021)

SPEAKERS: None
 ACTION: Continued to June 24, 2021
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan

4. 2020-011319DRP (D. WINSLOW: (628) 652-7335)
655 POWELL STREET – at the corner of Pine Street; Lot 001 in Assessor's Block 0273 (District 3) – Request for **Discretionary Review** of Building Permit Application no. 2020.1015.6602 for the construction of six ADUs within an existing 48-unit multi-family building per ordinance 162-16 within a RM-3 (Residential-Mixed, High Density) 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).

WITHDRAWN

SPEAKERS: None

ACTION: Withdrawn

7. [2021-004810CRV](#) – COMMISSION RULES AND REGULATIONS – The San Francisco Planning Commission will consider adopting amendments to their Rules & Regulations, in accordance with San Francisco Charter, Article IV, Section 4.104.

SPEAKERS: Sue Hestor – June 24 calendar

ACTION: Continued to June 24, 2021

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

ABSENT: Chan

B. COMMISSION MATTERS

5. Consideration of Adoption:

- [Draft Minutes for May 27, 2021](#)

SPEAKERS: None

ACTION: Adopted

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

ABSENT: Chan

6. Commission Comments/Questions

None.

C. DEPARTMENT MATTERS

8. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners. A couple of items for you. One, I just wanted to advise you that we've had two meetings now with the Equity Council, which is advising us, the staff, on implementation of the resolution you passed, as well as our priorities in Equity Plan. I've had good conversations that the meetings so far have been more introductory and getting to know each other in what we all do, as well as kind of setting priorities where the council wants to address. What their priorities are to take on and those are Housing and Budget in our work priorities, etc. So, we'll come talk to you more and give you briefings as we move forward. Also, I wanted to let you know that July 1 is when we'll expand services at the Permit Center at 49 South Van Ness. We'll be eliminating appointments with DBI and going back to the open Permit Center that we had pre-Covid. I also wanted to let you know that our Current Planning team is meeting with DBI and their inspection staff to brief them on issues around and our rules around tantamount to demolition. So I want to thank our Planning team for taking that on and kind of bridging us and DBI on our various rules around demolition. And then, I just wanted to let you know, we don't have any additional information. We've seen a lot on re-opening, but no new guidance on when we are able to go back to City Hall for live meetings. We anticipate that to be sometime in the fall, but that's subject to change and we'll keep you updated on that. And that's all I have.

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 Shared Spaces was back at the Land Use Committee for its second hearing; However, before Shared Spaces came up, I and the rest of the public were treated to an in-depth and sometimes confusing discussion on the best way to protect gas lines encased in concrete.

To start the Shared Spaces hearing, the Shared Spaces team gave a follow-up presentation focused on answering some of the questions raised at the last hearing. Like last week, this week's hearing also had a significant amount of public comment.

Both Supervisor Peskin and Melgar had a list of amendments they wanted to make. For the most part they were similar and dealt with ensuring sufficient path of travel past shared spaces, signs to notify people on where to file complaints along with any relevant information pertaining to required disability access at the Shared Space.

Peskin, however, had amendments that would remove Planning from the Shared Spaces program and place DPW as the lead agency. His amendments would also prohibit the closure of Curbside Shared Spaces to the public overnight, and require one public bench per 15 linear feet of Curbside Shared Space.

The Committee divided up the amendments based on those that seemed to have universal support, and those that did not. The first set of amendments passed unanimously while the second set passed, but were not supported by Commissioner Melgar. Chair Melgar then continued the item to June 18, a rare Friday Land Use Committee meeting necessitated by the Budget process.

210486 Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed 1801 Mission Street Project]

At the Full Board this week, the Board heard the appeal of a Categorical Exemption issued for a proposed café at 1801 Mission. The subject permit would establish a limited restaurant use, doing business as The Creamery in a vacant retail space within a newly constructed building. The proposal included interior and exterior tenant improvements with no physical expansion.

The Planning Commission heard this item as a Discretionary Review 3/25/21, and approved building permit application with conditions related to language access and menu affordability.

The appellant's contended that the project does not qualify for a CPE because it isn't consistent with the objectives and policies of the General Plan and the Mission Area Plan in that it does not protect legacy businesses from displacement and gentrification; and that the project would result in the displacement of other businesses in the neighborhood.

Staff's response was that The CEQA standard for a CPEs doesn't apply because the Department issued a Class 1 CatEx, not a CPE; Further, the project would not displace an existing business because the retail space is vacant; and finally displacement and gentrification are socioeconomic impacts, not physical environmental impacts.

Public comment was overwhelmingly for the appeal and against the project. Common themes were that the project will displace other businesses and gentrify the neighborhood, and that there was no notification of the CEQA determination. The CatEx notification was done properly for what it is worth.

During discussion of the appeal, Supervisor Ronen asked some question to staff about the appropriateness of the CatEx and ultimately determined that CEQA isn't the right tool for addressing the issues of displacement and gentrification. Further, the project is too small to result in significant physical environmental impacts. She then made a motion to uphold the determination, which passed unanimously.

Jonas P. Ionin, Commission Secretary:

The Board of Appeals met last night and considered two items that may be of interest to the Planning Commission:

- 1) 4326 Irving Street – Rehearing request for an appeal of a building permit to allow a 4th floor vertical addition to the existing apartment building. The Planning Commission considered this as a staff-initiated DR in July 2020 and took DR with staff recommendations. Concerned neighbors appealed the permit to the Board of Appeals, which upheld the Commission's decision and denied the appeal on May 19, 2021. Last night the Board denied the rehearing request and the decision is now final.
- 2) 27 17th Avenue – Two appeals of a building permit for new construction of a single family dwelling on the subject property. The Planning Commission considered this as a public-initiated DR in July 2019 along with the DR of an alteration permit on the adjacent property at 25 17th Avenue. At this hearing, the Planning Commission took DR and approved both permits with a requirement that a previously existing bay window be restored (the bay had been illegally removed by the property owner). One Appellant argued that the Planning Commission did not approve the new construction project at the DR hearing. The Department noted that the Commission considered both permits at the hearing and issued DR action memos for both items and also noted their decision in the minutes of the meeting. The other Appellant reached an agreement with the Permit Holder to revise decks at the rear of the project and requested that those revised plans be adopted. The Board has heard multiple previous appeals on this property and again expressed concern and frustration with the Permit Holder's previous work without permit. The Board granted the appeal to adopt the revised plans and added a condition of approval requiring that the bay be restored (and the permit receive a CFC) before a CFC is issued for the new construction permit.

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Projects that are extreme alterations all have the same characteristics. 6/8 email from me to CPC: A typical example. Expensive upon completion. \$5-\$7 million dollars increase from prior to work....even as high as \$9 million in a couple of cases. Speculative Flips. The outcome: Same as a Demolition. But without the scrutiny....or the label. Extreme/Major Alterations have horizontal and vertical expansion and complete facade change. Interiors are gutted. Often full lot excavation. They are not existing housing. They are new housing. New Housing is more expensive....less relatively affordable....less financially accessible than existing housing. Often no published Demolition Calculations for these extreme alterations....or very close to the thresholds. The thresholds of the Calcs have never been adjusted....although Staff in 2009 informed CPC adjustment might be necessary. Regardless of training DBI per Director Hillis' 6/10 statement: TTD Demolition Calculations should be adjusted.
Linda Chapman – Conditional Use, negative impacts

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.

10. (K. CONNER: (628) 652-7535)

STATE DENSITY BONUS LAW – Informational Presentation on the State Density Bonus Law.
Preliminary Recommendation: None – Informational

SPEAKERS: = Kate Conner – Staff presentation
- Sue Hestor – Continue item to allow public to absorb information provided
+ Corey Smith – Height based project, consistency, reduce process
- Anastasia Yovanopoulos – Market rate units
= Rich Hillis – Response to questions
ACTION: Reviewed and Commented

11. (C. FLORES: (628) 652-7439)

2020-0096400TH CENTERING PLANNING ON RACIAL AND SOCIAL EQUITY – Informational Presentation – Staff will update the Commission on the Department's progress on the implementation of the June 11, 2020 Planning Commission's Equity Resolution, Phase 1 Racial & Social Equity Action Plan implementation status, and Phase 2 next steps. Phase 1 contains goals, objectives, and specific actions the Department is undertaking to advance racial and social equity in our internal functions and was updated and submitted to the Office of Racial Equity for review in December 2020. Phase 2 will focus on the external functions of the Department. The Equity Resolution centered the Department's work on equity, reinforced the Department's Racial & Social Equity Action Plan, and directed the Department to prioritize certain tasks to further advance this work. The Office of Racial Equity requires the Department to annually report on the action plan status, update the action plan every

three years following adoption, and integrate the action plan within the Department's strategic plan.

Preliminary Recommendation: None – Informational

SPEAKERS: = Claudia Flores – Staff presentation

- Joseph Smith – Training
- David Woo – Must be present in the process, clear plan and vision
- Speaker – Map 2020
- Marcelle – Changes is not enough, gentrification
- Don – Ongoing impact
- Linda – Implementation
- Chantal – Low income forced out of the community
- Maria – Inclusion in action
- Anastasia Yovanopoulos – Rent, tenant issues
- Nina – Add Cannabis equity to phase 2
- Guadalupe Benitez – We are not heard
- Larisa Pedroncelli – Anti gentrification policy, more transparency, no meetings behind closed doors
- Virginia Marsh – A lot of work to do but a good start
- + Gabriela Ruiz – Opportunity to change
- Eddie Bland – Resource allocation
- Lorraine Petty – Sincere two-way communication, free internet for all
- Speaker – Make entire hearing accessible in all language
- Glenn – A lot of work has to be done, work with the community
- Ramon Garcia – Access to education and economic opportunity
- Eric Arguello – True equitable outcomes
- David Elliott Lewis –
- Speaker – Process should be flipped
- Speaker – Make the decisions move
- Sue Hestor – Need more work to educate Planning staff
- Speaker – Letters from 11th district regarding displacement
- Maribel Gonzaga – Non English speakers cannot participate and their opinion is not heard, request translation to be available
- Kelly Hill – Gentrification
- Sonya – Not creating real solutions, no benefit to low income community

= Miriam Chion – Response to questions

ACTION: Reviewed and Commented

12. [2019-017761CUA](#) (B. HICKS: (628) 652-7528)
4234 24TH STREET – north side between Douglass and Diamond Streets; Lot 014 in Assessor's Block 2830 (District 8) – Request is for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish an existing one-story-over-garage, 3,670-square-foot, single-family residence and the construction of a new three-story-over-basement, 5,556-square-foot, two-family residence with two vehicle parking spaces. The project site is located 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: Approve with Conditions

SPEAKERS: = Bridget Hicks – Staff report
 + Earle Weiss – Project sponsor
 + Speaker – Proposed cut back, two units vs one huge unit
 = Georgia Schuttish – Design of project
 + Josephine – Need more housing
 ACTION: Approved with Conditions as modified, replacing the roof penthouse with a roof hatch.
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [20932](#)

13. [2020-007152CUA](#) (R. BALBA: (628) 652- 7331)
5801 MISSION STREET – south side between Acton Street and Oliver Street, Lot 001 of Assessor's Block 6742 (District 11) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 720, for a Project proposing a change of use from Retail to Cannabis Retail on the first floor of the existing two-story mixed-use building, with no on-site smoking or vaporizing of cannabis products. The subject property is located within the Excelsior Outer Mission Street NC (Neighborhood Commercial) 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: = Ryan Balba – Staff report
 + Heidi Hanley – Project sponsor
 + Edward Brown – Project sponsor
 - Oleg Camilo – Opposed
 + David Goldman – Support
 - Julie Hansen – Oppose
 + Speaker – Support
 + Michael Cowan – Support
 + Ryan Miller – Support
 - Josephine – Oppose, no outreach received
 - Speaker – Oppose
 + Sandra – Support
 + Mary Burnett – Support
 + Ramon Garcia – Support
 - Virginia Marshall – Oppose
 - Jorge – Oppose
 - Robert Parker – Oppose
 + Michelle – Support
 + Lionel Rifkin – Support
 - Carol – Not in our neighborhood
 + John – Support
 - Speaker – Oppose
 + Gregory Mills – Support
 + Crystal – Oppose
 + Anita Parks – Support
 + Speaker – Support

+ Denise – Support
 - Steve Courier – Oppose
 - Pastor Robert – Oppose
 + Al – Support
 + Speaker – Support
 - Ivan Walker – Increased with robberies
 - Ben – Oppose
 + Speaker – Support
 + Catherine – Support
 + Gregory – Support
 - Aaron Jones – Oppose
 - David Hooper – Oppose
 - Alex Murillo – Oppose
 - Speaker – Oppose
 - Lisa – Oppose
 - Pat – Oppose
 = Michael Christensen – Response to questions
 ACTION: After a Motion to Disapprove failed +2 -4 (Diamond, Imperial, Moore, Koppel against); Approved with Conditions
 AYES: Diamond, Imperial, Moore, Koppel
 NAYS: Tanner, Fung
 ABSENT: Chan
 MOTION: [20933](#)

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. [2020-009332DRP](#) (D. WINSLOW: (628) 652-7335)
311 JERSEY STREET – south side between Noe and Castro Streets; Lot 040 in Assessor's Block 6539 (District 8) – Request for **Discretionary Review** of Building Permit Application no. 2020.0810.1497 for the construction of a third-story vertical addition with a roof deck above on an existing two-story single-family home 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: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff report
 - Cristine Boudreau – DR requestor
 + Dan Milbrath – Project Sponsor
 + Speaker – Support
 - Speaker – Out of character
 - Pat Buscovich – No neighborhood pattern of roof decks
 - Roger McDonald – Invasion of privacy

ACTION: - John Broderick – Out of character, kids safety
AYES: - Christian – Oppose
ABSENT: No DR
DRA: Tanner, Diamond, Fung, Imperial, Moore, Koppel
Chan
[754](#)

ADJOURNMENT 5:32 PM
ADOPTED JUNE 24, 2021