

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes Remote Hearing via video and teleconferencing

**Thursday, July 15, 2021
1:00 p.m.
Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MOORE AT 1:02 PM

STAFF IN ATTENDANCE: Laura Lynch, AnMarie Rodgers, Michael Christensen, Monica Giacomucci, Jeff Horn, Kate Conner, Gretel Gunther, Liz Watty, David Winslow, Scott Sanchez – Deputy Zoning Administrator, 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. 2020-010710CUA (C. ENCHILL: (628) 652-7551)
400 CALIFORNIA STREET – northeast corner of Leidesdorff Street; Lot 003 in Assessor's Block 0239 (District 4) – Request for **Conditional Use Authorization** pursuant to Planning Code

Section 210.2 and 303, to establish approximately 9,330 square feet of office use at the ground floor of an existing commercial building. The subject property is located in a C-3-O (Downtown Office) Zoning District and 350-S Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to July 22, 2021)

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

2. 2020-010508DRP (D. WINSLOW: (628) 652-7335)
3201 23RD STREET – southwest corner of South Van Ness Avenue; Lot 001 in Assessor's Block 3642 (District 9) – Request for **Discretionary Review** of Building Permit Application no. 2020.0903.3416 for the conversion of three (3) covered parking spaces and storage rooms into four (4) accessory dwelling unit per ordinance 162-16, for a building total of 28 units within the RTO-Mission (Residential Transit Oriented-Mission) Zoning District and 55-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
WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. [2021-002259CUA](#) (E. WU: (628) 652-7415)
1001 MINNESOTA STREET – southeast corner of 22nd Street, Lot 015 of Assessor's Block 4171 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2 and 303, to expand an existing Restaurant (dba. Piccino) from 2,421 square feet to 6,591 square feet. The business will expand to the adjacent properties at 1003 Minnesota Street and 833 22nd Street. All three buildings will be used for Restaurant and Bar Use. No exterior work is proposed. The project site is located in a NCT-2 (Small-Scale Neighborhood Commercial Transit) Zoning District, Dogpatch Landmark District and 45-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, Diamond, Fung, Imperial, Moore
 ABSENT: Chan, Koppel
 MOTION: [20939](#)

4. [2020-000058DRM](#) (G. PANTOJA: (628) 652-7380)
2780-2782 DIAMOND STREET – west side between Chenery and Surrey Streets; Lot 016 in Assessor’s Block 6740 (District 8) – Request for **Mandatory Discretionary Review** of Building Permit Application No. 201912270778 pursuant to Planning Commission Resolution No. 20024 for the Residential Flat Removal of two existing flats at an existing three-story, two-unit building within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The proposal will reconfigure the existing dwelling units to no longer occupy an entire story of the subject building and have exposure onto the subject property’s open areas at the front and rear. 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: None
 ACTION: No DR and Approved
 AYES: Tanner, Diamond, Fung, Imperial, Moore
 ABSENT: Chan, Koppel
 DRA: [756](#)

C. COMMISSION MATTERS

5. Commission Comments/Questions

Commissioner Tanner:

Good afternoon Commissioners and everyone who has joined us in this meeting. I just want to celebrate the unanimous adoption of the Shared Spaces program. I know department staff had worked very very hard on that, and not only in the Planning Department but other departments as well. So, I just want to thank staff for the diligence and moving that forward and just celebrate the Mayor and the Board of Supervisors on a really great piece of legislation that has been and will continue to be really important for San Francisco. So, I hope it just powers us through this recovery from the pandemic and hope to see you all out at the various parklets and shared spaces this summer.

Commissioner Moore:

Calling upon myself, I would like to report to the Commission that Commissioner Diamond and myself had a good luck the other day to have a very extensive tour of the SFMTA Potrero Bus Yard. Something I strongly recommend to everybody. There is a lot to be learned. Not only about the physical layout, the age of the facility but also hear really what workers speak about what it is that is there, what is not there and what can be achieved as this is properly put together. It’s a very exciting project and I strongly recommend everybody of this Commission to take the opportunity and visit the site. Thank you.

Commissioner Diamond:

I want to echo Commissioner Moore’s comments and observations about the importance of the visit to the bus yard. And I also wanted to add at how fascinating it was to see really how MUNI operates. And that it’s an incredible opportunity, not only for the Commissioners, but

eventually for the public to have a better understanding of how our infrastructure actually works and how we are so dependent upon the bus lines, and what it takes to get them up and running and out there every day. So, I encourage you all to go it.

Commissioner Moore:

On a slightly more personal note, Commissioner Diamond and I explored what was open for lunch and that was not very easy because that particular part of town is still very very quiet. Very much unbusy after the effects of Covid. Except there are some small hidden spots to support local businesses which we did, and I encourage that for all of you to be in exploration.

6. [2021-004810CRV](#) – COMMISSION RULES AND REGULATIONS – The San Francisco Planning Commission will consider adopting amendments to their Rules and Regulations, in accordance with San Francisco Charter, Article IV, Section 4.104.

SPEAKERS: = Jonas P. Ionin – Introduction, response to comments and questions
 = Laura Lynch – Staff presentation
 - Cynthia Gomez – Concerns
 - Anastasia Yovanopoulos – DR hearings
 - Stephanie Peek – Cutting speakers’ time
 - Bruce Bowen – Constraints on public comments
 - Ryan Patterson – DR procedures, due process
 - Ozzie Rohm –Public time, racial and social equity, organized opposition
 - Katherine Howard – City’s policy on voting
 - Linda Chapman – 3-minute speaker time
 - Georgia Schuttish – Multiple concerns
 - Speaker – Reducing time limit to speak is unfair
 - Lorraine Petty – Unfair and discriminatory, reject proposal
 - Sue Hestor – Discuss deficiencies in the rules
 - Stan Hayes –DRs, due process
 - Speaker – Neighborhood group definition

ACTION: After hearing and closing public comment; Continued to August 26, 2021
 AYES: Tanner, Diamond, Fung, Imperial, Moore
 ABSENT: Chan, Koppel

D. DEPARTMENT MATTERS

7. Director’s Announcements

AnMarie Rodgers, Director of Citywide Planning:

This is AnMarie Rodgers, here for Rich Hillis today, and there are a couple of items to share with you for director updates. The first is about Mayor London Breed yesterday, she and a diverse group of community leaders, launched the Shine SF. This is a new recovery initiative designed to reignite civic pride and improve the conditions of our streets and public spaces. Shine on SF aims to inspire renewed culture of pride and it will support cleaning improvements and systematic changes connecting residents and civic groups to volunteer opportunities that meet the needs of the city. And as part of the campaign launch, our staff at SF Planning worked with OEWD and partners on what is called The Golden Trees. This is an effort that will occur each weekend from now through August 15th and trees and colorful

planters will be displayed at pop ups in 16 open spaces. People will be invited to decorate the trees with their thoughts about what makes San Francisco shine. The project will showcase spaces that have provided hope and positivity during the pandemic. It will culminate in a participatory art installation during the holidays. More information is available on our SF Shine website. And then secondly, also yesterday, the department published an assessment of community facility needs for the greater SoMa area. You'll remember that this is the work that grew out of the adoption of the Central SoMa plan. We have worked closely with our agency partners to understand their capital needs and planned facilities while engaging with SoMa residents, CBOs and Community Advisory Committees to better understand the neighborhood. I will encourage both the Commission and the public to check out this work, including a novel story map that visually explains the project. You can find the link to the Community Facilities Needs Assessment at the bottom of the Planning Department's home page under Planning News and that concludes the Director's report for this week.

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

Jonas P. Ionin, Commission Secretary:

I do not have a report for the Board of Appeals. The Historic Preservation Commission did not meet yesterday, although I will note that the Rules Committee forwarded Jason Wright to the full board unanimously as a new Commissioner for the Historic Preservation Commission.

Aaron Starr, Manager of Legislative Affairs:

Land Use Committee

- 210182 Planning Code, Zoning Map – 2500 18th Street Affordable Housing Special Use District. Sponsors: Walton; Ronen and Stefani. Staff: Flores.

First on the land use agenda was Supervisor Walton's Ordinance for 2500-2530 18th Street Affordable Housing Special Use District. The Ordinance would do two things:

- First it would rezone the two parcels at the intersection of 18th St and Potrero Ave from PDR-1-G to UMU (Urban Mixed Use).
- Second, it would create a new Special Use District around these same parcels that requires all new dwelling units be affordable to households with an annual income between 30-80% AMI for at least 55 years.

This Commission heard this item on May 13th, during which time you unanimously recommended approval with modification. The one recommended modification was to remove the 30% floor on income eligibility, so instead of 30%-80% AMI, it would just say at or below 80% AMI.

During public comment at the Land Use hearing there were five callers who expressed support for the proposed amendment.

And at the hearing, President Walton requested that the Commission's modification be incorporated into the ordinance. The amendments were accepted, and the item was forwarded to the Full Board as a Committee Report.

- 210284 Administrative, Public Works, and Transportation Codes - Shared Spaces. Sponsors: Mayor; Mandelman, Safai, Stefani, Haney and Peskin. Staff Abad.

Next up was the Shared Spaces program. This case was first heard on June 7 where both Supervisors Peskin and Melgar added amendments to the legislation. 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.

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 parklets to the public overnight and require one public bench per 15 linear feet of Curbside Shared Space.

The item was continued because the amendments were substantive. There was additional delay because most Land Use hearings in June were canceled for the budget process. This week, there was very little public comment and no new amendments added to the ordinance. The Committee voted unanimously to forward the item to the Full Board as a Committee Report.

- 210285 Planning, Business and Tax Regulations, Police Codes - Small Business Recovery Act. Sponsor: Mayor. Staff: Starr. Item 6

Also making its second appearance at the Land Use Committee was the Mayor's Small Business Recovery Act. At the May 28th hearing, Supervisor Peskin added amendments that would substantially weaken the expansion of 30-day permit processing by retaining 311 noticing requirements. The amendments also removed all use definition consolidation, except for the deletion of Cat Boarding and Instructional Service. The item was continued because these amendments were also substantive. This week, the amended version went through quickly with very little public comment. The Item was sent to the Full Board with a positive Recommendation.

Full Board

- 210182 Planning Code, Zoning Map - 2500-2530 18th Street Affordable Housing Special Use District. Sponsors: Walton; Ronen and Stefani. Staff: Flores. Passed First Read
- 210284 Administrative, Public Works, and Transportation Codes - Shared Spaces. Sponsors: Mayor; Mandelman, Safai, Stefani, Haney and Peskin. Staff: Abad. Item 39

Next the Full Board took up the Shared Spaced ordinance. Rather than a quick up or down vote, the Board engaged in quite a bit of debate on this ordinance. The discussion mainly focused on two Amendment's that Supervisor Safai introduced at the beginning of the hearing.

The first amendment was to put back the Planning Department as the lead agency for the shared spaces program, and the second set of amendments had to do with public access.

Safai's amendments on public access would require parklets to provide movable public seating while activated for commercial use and allow Parklets to be closed from midnight to 7:00 a.m.

The debate over these amendments went on for some time. Supervisor Peskin, Chan, Preston, and Walton spoke against the proposed amendments, while Supervisors Haney, Melgar, Mandelman, and Stefani spoke in favor of the amendments. Supervisor Ronen stated that she wanted the opportunity to vote on the amendments separately as she wanted to maintain public access but was not convinced that DPW was the right agency to oversee the program.

Arguments against the amendments centered around the natural role that DPW has in regulating our public rights-of-way and the need to keep public space public by allowing 24-hour access to the parklet spaces. Arguments for the amendments, were that the program originated with Planning and that planning was the agency best equipped at taking a more holistic approach to implementing the program. As for the public access, Supervisors in favor of the amendments focused on the impact that allowing 24 access would have on business and the cost to fix and clean spaces miss-used or vandalized overnight.

Overall, the debate was extremely positive and courteous with all supervisors expressing support for the program and the hard work that staff had put into bringing the ordinance to this point. Many were excited about the positive changes that parklets have made and will continue to make to San Francisco's built environment.

When the two amendments came up to vote Supervisors Haney, Mandelman, Mar, Melgar, Ronen, Safai, and Stefani voted yes to keep the program with Planning, while Supervisors Chan, Peskin, Preston, and Walton voted against. The vote for eliminating 24-hour public access was similar, with only Ronen changing her vote. Both amendments passed, and the ordinance ultimately passed its first read on a unanimous vote.

Lastly, Supervisor Stefani introduced an ordinance that would modify the Geary-Masonic Special Use District (this is the old Lucky Penny site) to require that the inclusionary housing fee be used within one-quarter mile of the boundaries of the SUD, or anywhere in San Francisco if not allocated within two years of payment. This amendment is consistent with the recommendation this Commission made on January 23, 2020 when you considered a previous ordinance amending then SUD. Your recommendation was: "Revise the Ordinance to earmark collected impact fees for District 2 or the immediate vicinity;" Given the new ordinance puts in place a recommendation you made, staff will not bring this to you for another hearing, unless I hear otherwise from you today.

Commissioner Tanner:

I don't have a question. I just wanted to thank Mr. Starr for his very thorough report. I do appreciate it and that you're just putting time and energy into it and into bringing it to us, so thank you.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Sent Email on July 10th about this home that has been unoccupied since 2014 when it sold for \$1.315 Million. Slides shows front and rear photos as still exists from the submitted plans and rendering of front and rear from same plans of the proposal. . . . entitlement was for sale for \$8.9 million now reduced after 9 months to \$2.9 million. Outrageous speculation! Published Demo Calcs make no sense if these are for 317 (b) (2) (B) part 2. Certainly, looking at the renderings of the proposed project at 63 Carmel in the email sent to the Commission and Staff, common sense says this is a Demolition, not an Alteration as intended by Section 317 Findings. Bottom line: Unoccupied since 2014 like many other approved projects. Section 317 created to prevent projects like this. Section 317 Calc TTD thresholds never adjusted as Commission is “empowered by Code” per Staff 2009 testimony.

Sue Hestor – Pre-application meetings, live meetings at City Hall, public access to Planning department office

Linda Chapman – Access to planners, access to records

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.

- 9a. [2018-0036140TH](#) (M. CHRISTENSEN: (628) 652-7567)
OFFICE OF CANNABIS – An **Informational Presentation** regarding cannabis business permitting, including a presentation by the City’s Office of Cannabis on Tier Four application processing (Medical Cannabis Dispensaries and pre-existing non-storefront industry) and the Equity Program requirements of cannabis businesses.
Preliminary Recommendation: None- Informational

SPEAKERS: = Michael Christensen – Staff report
+ Marisa Rodriguez – Director of Office of Cannabis
+ Eugene Hillsman – Deputy Director of Office of Cannabis
+ Jeremy Schwartz – Associate Director of Office of Cannabis

ACTION: Reviewed and Commented

- 9b. [2021-004740PCA](#) (M. CHRISTENSEN: (628) 652-7567)
GRANDFATHERED MEDICAL CANNABIS DISPENSARIES [BOARD FILE #210452] – **Planning Code Amendment** to exempt Grandfathered Medical Cannabis Dispensaries that convert to Cannabis Retail Uses from neighborhood notification and review requirements; 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 public necessity, convenience, and welfare findings under Planning Code, Section 302.
Preliminary Recommendation: Approve

SPEAKERS: Same as item 9a.
 ACTION: Approved
 AYES: Tanner, Diamond, Fung, Imperial, Moore
 ABSENT: Chan, Koppel
 RESOLUTION: [20940](#)

10. [2017-011878PHA-04](#) (M. GIACOMUCCI: (628) 652-7414)
BLOCK 7 OF POTRERO POWER STATION – north side of 23rd Street west of Illinois Street; Lot 006 in Assessor’s Block 4232 (District 10) – **Informational Presentation** of a tower greater than 200 feet tall on Block 7 within the Potrero Power Station Mixed-Use Development, pursuant to Planning Code Section 249.87 and adopted within the Development Agreement and Design for Development. The proposal would construct an approximately 237-foot, 27-story mixed-use building containing 9,950 square feet of ground-floor retail space, 6,270 of childcare use, and 325 dwelling units. The property is within the PPS-MU (Potrero Power Station Mixed Use) Zoning District, the Potrero Power Station Special Use District, and 65-PPS/240-PPS Height and Bulk District.

Preliminary Recommendation: None- Informational

SPEAKERS: = Monica Giacomucci – Staff report
 + Tina Chang – Project sponsor
 + Speaker – Project sponsor
 + Robert Fruchtman - Support
 ACTION: Reviewed and Commented

- 11a. [2020-001610CUA](#) (J. HORN: (628) 652-7366)
3832 18TH STREET – north side between Church and Sanchez Streets; Lot 018 in Assessor’s Block 3580 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.2, 253, 303, and 317 to allow the demolition of an existing one-story single-family home, and new construction of a six-story, 60-foot-tall, 19-unit Group Housing residential project, with a 390-square-foot communal space, 890 square feet of common usable open space, 314 square feet of private usable open space (for two units), and 19 Class 1 and two Class 2 bicycle parking spaces and making findings of eligibility for the individually requested State Density Bonus Project. The Project would invoke the State Density Bonus law (California Government Code Sections 65915-65918) to receive waivers for: Height (Section 260), Rear Yard (Section 134), and Dwelling Unit Exposure (Section 140). The Project Site is located within a RM-1 (Residential-Mixed, Low 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: Approve with Conditions

SPEAKERS: = Jeff Horn – Staff report
 + Mark Loper – Project sponsor
 - Speaker – Shadow impact, less units
 - Chris Rudy – Shadow impact, less units
 - Kirk – Less tall, less deep
 + Johanna – Approve without delay
 - Elizabeth Beatty – Not affordable housing, short term rentals
 + Nicholas – Support
 - Louis – 4 stories of family housing would be welcome

- + Claire – Support
- + Robert Fruchtman – Support
- Heidi Mueller – Not good for the neighborhood, issue with parking
- David Rogers – Too tall, too deep, concerns not being addressed
- + Speaker – Support
- + Annie Watts – Support
- + Speaker – Support
- + Connor McCloud – Support
- Kay – Scale and bulk
- Joanne Slovak – Height
- Gary – Tall building
- Amos Wilson – Shadow impact
- + Speaker – Support
- + Bernard – Support
- + Emilia – Support
- Tim – Excessive height and rear yard, lack of parking
- Luis Fernandez – Height, depth and aesthetics
- + Kevin – Support
- + Speaker – Support
- + Speaker – Support
- Speaker – Poorly designed, too big and too high
- Sue Hestor – Ask developers how much it will sell for
- + Tessie – Support
- + Connor – Support
- Speaker – Does not meet CUA criteria
- + Steve Marzo – Support
- Anastasia Yovanopoulos – Not housing that the neighborhood needs
- + Ed – Support
- + Sam Deutsch – Support
- + Yonathan Randolph – Support
- + Leo Cassidy – Support
- + Adam Bach – Support
- = Scott Sanchez – Response to questions
- = Kate Conner – Response to questions

ACTION: After hearing and closing public comment; Continued to October 14, 2021
 AYES: Tanner, Diamond, Fung, Imperial, Moore
 ABSENT: Chan, Koppel

- 11b. [2020-001610SHD](#) (J. HORN: (628) 652-7366)
3832 18TH STREET – north side between Church and Sanchez Streets; Lot 018 in Assessor's Block 3580 (District 8) – Request for adoption of **Shadow Findings** pursuant to Section 295 that net new shadow from the project would not adversely affect the use of Mission Dolores Park under the jurisdiction of the Recreation and Park Commission. The Project Site is located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt Findings

SPEAKERS: Same as item 11a.
 ACTION: After hearing and closing public comment; Continued to October 14, 2021

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

12. [2020-010109CUA](#) (G. GUNTHER: (628) 652-7607)
 35 BELGRAVE AVENUE – south side between Shrader Street and Tank Hill; Lot 071 in Assessor's Block 2688 (District 5) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to permit the demolition of an existing two-story over basement single family home and construct a new, approximately 6,484 square foot, three-story over basement single family home with a new accessory dwelling unit within a RH-1(D) (Residential- House, One Family- Detached) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Liz Watty – Introduction
 = Gretel Gunther – Staff report
 + Scott Emblidge – Project sponsor
 - Jean Myerson – Concerns, neighborhood affordability, trophy homes
 + Jeffrey Webber – Well designed residence
 - John Kate – Concerns, bad precedence
 - Matt – Oppose
 - Georgia Schuttish – Demo calcs
 = Austin Yang – City attorney

ACTION: Approved with Conditions as amended for the ADU to be at least 600 sq. ft.
 AYES: Tanner, Diamond, Fung, Imperial, Moore
 ABSENT: Chan, Koppel
 MOTION: [20941](#)

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

13. [2018-002508DRP-05](#) (D. WINSLOW: (628) 652-7335)
 4250 26TH STREET – north side between Castro and Diamond Streets; Lot 019 in Assessor's Block 6555 (District 8) – Request for **Discretionary Review** of Building Permit Application nos. 2018.0214.1219 and 2018.0214.1218 for the demolition an existing two-story, single family residence and new construction of a new four-story, single-family residence with an Accessory Dwelling Unit at the ground floor pursuant to Planning Code Section 207(c)(6). The demolition of the existing building at the subject property was administratively approved pursuant to Planning Code Section 317(c)(6) 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: Do Not Take Discretionary Review and Approve
 (Continued from Regular hearing on June 24, 2021)

SPEAKERS: = David Winslow – Staff report
- Deborah Holley – DR
+ Jody Knight – Project sponsor
+ Georgia Schuttish – Mary Brown study
ACTION: Took DR and Approved with Modifications
AYES: Tanner, Diamond, Fung, Imperial, Moore
ABSENT: Chan, Koppel
DRA: [757](#)

ADJOURNMENT 6:59 PM
ADOPTED JULY 29, 2021