

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Remote Hearing
via video and teleconferencing

Thursday, July 29, 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 1:05 PM

STAFF IN ATTENDANCE: Aaron Starr, Elton Wu, Jenny Delumo, Nicholas Foster, Allison Vanderslice, Kate Conner, Xinyu Liang, Christopher May, Kevin Guy, Richard Sucre, 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. 2020-008347CUA (L. HOAGLAND: (628) 652-7320)
811 CLAY STREET – south side between Waverly Place and Grant Avenue; Lot 031 in Assessor's Block 0225 (District 3) – Request for **Conditional Use Authorization**, pursuant to

Planning Code Sections 303 and 811 to allow a change of use from a Foot/Chair Massage Establishment to a Massage Establishment (d.b.a. Top Therapy Academy) on the ground floor (1,023 square feet) of an existing four-story commercial building. The project is located in the CVR (Chinatown Visitor Retail) Zoning District and 50-N 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 September 30, 2021)

SPEAKERS: None

ACTION: Continued to September 30, 2021

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

ABSENT: Chan

2. 2019-013528CUA (E. SAMONSKY: (628) 652-7417)
36-38 GOUGH STREET – southeast corner of Colton Street; Lot 028 of Assessor’s Block 3504 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish an existing three-story, two-family residence (collectively measuring approximately 1,875 square feet) and construct a new five-story residential building containing eight dwelling units (collectively measuring approximately 5,652 square feet) within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 50-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

(Proposed for Continuance to September 30, 2021)

SPEAKERS: None

ACTION: Continued to September 30, 2021

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

ABSENT: Chan

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. [2020-011615CUA](#) (E. WU: (628) 652-7415)
2022 MISSION STREET – west side between 16th Street and 17th Street; Lot 086 of Assessor’s Block 3569 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 754, to establish a Restaurant and Place of Entertainment use (dba. El Capricho Restaurant) within an existing double-height one-story commercial building. No front facing façade changes. The Project Site is located within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage SUD (Special Use District), and 85-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, Koppel
 ABSENT: Chan
 MOTION: [20959](#)

C. COMMISSION MATTERS

4. Consideration of Adoption:
- [Draft Minutes for July 15, 2021](#)

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

5. Commission Comments/Questions

Commissioner Tanner:

I just want to give a shout out to Operation Genesis. They are a program that helps youth in our city to be exposed to different career paths and this summer they partnered with a number of partners to provide a real estate and kind of community development opportunity for high school and some early college students in the Bay Area. We've had our first [inaudible] event this past week at the Planning Department's new building and the wonderful rooms on the ground floor. So, thank you to Department staff for helping make that space available. It was really lovely, and students presented projects they had worked on and they were very impressive. Kind of a proposal for a faux development in the city and it was really inspiring to see all of the things they wanted to put into the projects. And I think if they got their chance to develop more buildings, we might have a little bit mon fun in the City in bringing the ideas of the young people put to life. So again, thank you Department staff for helping make that possible. And thanks to Operation Genesis for all the organization that they have done.

Commissioner Moore:

I want to thank staff for sending out the invitation for the final presentation for the Young Planners program on August 5th. I hope that everybody is around to dial in and see what happened. Thank you for the program. I very much look forward to participating on the 5th.

D. DEPARTMENT MATTERS

6. Director's Announcements

None.

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

Aaron Starr, Manager of Legislative Affairs:

Land Use Committee

- [210426](#) Initiating Landmark Designation - Lincoln Park "City Cemetery." Sponsor: Chan, Staff: Boudreaux. Item 2
- [210726](#) Initiating Landmark Designation - Clay Theatre. Sponsor: Stefani. Staff: Boudreaux. Item 3

This week, the land use committee initiated landmark designation for two sites. Lincoln Park City Cemetery, sponsored by Supervisor Chan, which will be the City's first archeological landmark, and the Clay Theater, sponsored by Supervisor Stefani. Both items were recommended to the Full Board as a Committee Report.

Full Board

- [210285](#) Planning, Business and Tax Regulations, Police Codes - Small Business Recovery Act. Sponsor: Mayor. Staff: Starr. PASSED Second Read
- [210674](#) Planning Code - Code Corrections Ordinance. Sponsor: Planning Commission. Staff: Starr. PASSED Second Read
- [210599](#) Administrative Code - Establishing the Sunset Chinese Cultural District. Sponsor: Mar. Staff: Ikezoe. PASSED Second Read
- [210756](#) Hearing - Appeal of Conditional Use Authorization Disapproval - 5 Leland Avenue and 2400 Bayshore Boulevard. Staff: Starr. Items 56-59

The big item at the Board this week was an appeal of the Planning Commission's denial of the CU authorization at 5 Leland for a Cannabis Retail store. The Project includes the establishment of a 2,200- square- foot Cannabis Retail Use with no on-site smoking or vaporizing within the ground floor commercial space. This Commission heard the proposed Application on May 27 of this year and voted four to three to disapprove.

The appellants in this case were also the applicants since they were appealing the denial of the CU authorization. In their brief the appellants claimed that there was not an overconcentration in the neighborhood, that community opposition was matched by community support, and that there was an opportunity for 100% ownership by an equity applicant. However during their presentation, they mainly focused on refuting the findings in the Planning Commission's motion.

There was organized opposition to the appeal made up of representatives from the neighborhood. Their main claim was that the Planning Commission got this one right, and that there is an over concentration in the neighborhood because the other Cannabis Retail is but 68 feet away. They also had concerns about the impacts to the neighborhood's youth.

The hearing lasted from about 3:00 to 6:30, with public comment taking up most of the time. The public comment was like what this commission had heard during their hearing. Those in favor of the appeal spoke of their long association with SF and the neighborhood, the fact that this was an equity applicant and that there was a need for more outlets for cannabis patients in this part of the city. Those against spoke of their concerns over crime, and how this would impact children. They also wanted a better variety of restaurants and stores in their neighborhood and were concerned about over concentration.

At the end of public comment, Supervisor Walton spoke about the difficult decision before them. He expressed sympathy for both side but ended up saying that he wanted to support the appeal. Supervisor Melgar then made a motion to accept the appeal. She stated that she felt this was a difficult decision of the Planning Department given the 4-3 split, but that ultimately, she thought this application should have been approved. Her motion was seconded by Supervisor Peskin. That voted passed 10-1 with Supervisor Mar the lone no vote.

- [210791](#) Hearing - Appeal of Conditional Use Authorization Approval - 249 Texas Street. Staff: Starr. Continued to 10/19/21
- [210801](#) Hearing - Appeal of Conditional Use Authorization Approval - 5801 Mission Street. Staff: Starr. Continued to 9/21/21
- [210426](#) Initiating Landmark Designation - Lincoln Park "City Cemetery." Sponsor: Chan, Staff: Boudreaux. Item 73, Adopted
- [210726](#) Initiating Landmark Designation - Clay Theatre. Sponsor: Stefani. Staff: Boudreaux. Item 74, Adopted

The Board is not on recess for the rest of August. Thank you for your time and have a great break yourself.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Eileen Boken – 1351 42nd Avenue
Linda Chapman – Access to files, height limits
Georgia Schuttish – Demo calcs

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.

8. [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, Downtown Plan Area, and 160-F Height and Bulk District.

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

(Continued from Regular hearing on July 22, 2021)

SPEAKERS: = Jenny Delumo – Staff presentation
 = Nicholas Foster – Staff report
 + Lou Vasquez – Project sponsor
 + Speaker – Design presentation
 + Nicholas – Support
 + Arden – Support
 + Bret Young – Support
 - Jena – Negative impacts, security and maintenance
 + Daniel Greg – Carpenters Local 22
 + Corey Smith – Support
 - Katherine Petrin – Direct and indirect impact to historic district
 - Scott Elderly – Oppose
 - John Patton – Oppose
 + Speaker – Support
 + Katie Ettman – Support
 - Eric – Inclusionary housing should be re-assessed but doesn't oppose
 - David Woo – Low affordable housing
 = Allison Vanderslice – Response to questions
 + Amy Herman – Response to questions
 = Rich Hillis – Response to questions
 = Kristen Jensen – City attorney
 = Kate Conner – Response to questions
 - Casey – Realign policies
 - Lorenzo – Agreement with BUILD is still pending

ACTION: Certified
 AYES: Tanner, Diamond, Fung, Koppel
 NAYS: Imperial, Moore
 ABSENT: Chan
 MOTION: [20960](#)

- 9a. [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, Downtown Plan Area, and 160-F Height and Bulk District.
Preliminary Recommendation: Adopt Findings
 (Continued from Regular hearing on July 22, 2021)

SPEAKERS: Same as item 8.

ACTION: Approved with Conditions as amended by Staff and the CPC to include:

1. Sponsor to continue working with Staff on additional balcony space;
2. Provide an update memo with all modifications and community benefits; and
3. Amend the Community Benefits Finding related to overriding considerations to include and attach the letter received at 1:35 pm on July 29, 2021 as referenced by Commissioner Diamond.

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Imperial, Moore

ABSENT: Chan

MOTION: [20961](#)

- 9b. [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, Downtown Plan Area, and 160-F Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on July 22, 2021)

SPEAKERS: Same as item 8.

ACTION: Approved with Conditions as amended by Staff and the CPC to include:

1. Sponsor to continue working with Staff on additional balcony space;
2. Provide an update memo with all modifications and community benefits; and
3. Amend the Community Benefits Finding related to overriding considerations to include and attach the letter received at 1:35 pm on July 29, 2021 as referenced by Commissioner Diamond.

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Imperial, Moore

ABSENT: Chan

MOTION: [20962](#)

9c. [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 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, Downtown Plan Area, and 160-F Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on July 22, 2021)

SPEAKERS: Same as item 8.

ACTION: Approved with Conditions as amended by Staff

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Imperial, Moore

ABSENT: Chan

MOTION: [20963](#)

10. [2017-012086ENV](#) (J. DELUMO: (628) 652-7568)
770 WOOLSEY STREET – on the block bounded by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west (Assessor’s Block 6055, Lot 001) – Public Hearing on the **Draft Environmental Impact Report**. The proposed project would demolish the existing structures on the project site, including 18 greenhouses and associated agricultural accessory structures. The proposed project would construct 62 residential units, comprised of 31 residential duplexes, and 62 vehicle parking spaces accessed via 31 new curb cuts. The proposed residential buildings would be up to 35 feet in height. Of the 62 total units, 12 would be affordable housing units. The proposed project would also include an approximately 0.39-acre publicly accessible open space (which would include two rebuilt greenhouses), an approximately 11,210-square-foot common open space for residents only, and approximately 14,890 square feet of private open space for residents. The project would regrade the project site, improve the right-of-way along the street frontages, and include new utility infrastructure. The project site is in a RH-1 (Residential House, One Family) Zoning District and 40-X Height and Bulk District. **Written comments will be accepted by the Planning Department until 5:00 p.m. on August 9, 2021.**
Preliminary Recommendation: Review and Comment

SPEAKERS: = Jenny Delumo – Staff presentation
 - Carol Miller – Not affordable housing
 - Ray – Keep interactive farm
 ACTION: Reviewed and Commented

11. [2016-010671CUA](#) (N. FOSTER: (628) 652-7330)
809 SACRAMENTO STREET – south side between Grant Avenue and Stockton Street; Lot 029 in Assessor’s Block 0242 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 254 and 303 to permit a structure over 35 feet in height. The proposed project (“Project”) would construct a two-story vertical addition on top of the existing two-story-above-basement commercial building containing a museum (Institutional Use) at the basement, ground and second floors. The approximately 2,500 square foot addition, would contain one (1) three-bedroom dwelling unit. The height of the existing building is approximately 28 feet tall, while the height of the building with the vertical addition would be 50 feet to the finished roof. The Project includes one (1) Class 1 bicycle parking space, with no accessory off-street parking provided. The Project Site is located within the CVR (Chinatown Visitor Retail) and 50-N 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: = Nick Foster – Staff report
 ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [20964](#)

12. [2019-020818AHB](#) (X. LIANG: (628) 652-7316)
5012 03RD STREET – west side between Quesada Avenue and Revere Avenue; Lot 053 of Assessor’s Block 5338 (District 10) – Request for **HOME-SF Project Authorization**, pursuant to Planning Code Sections 206.3, 328, and 737, to allow construction of a six-story, 59-foot tall residential building (measuring 21,780 gross square feet) with 29 dwelling units and a ground floor commercial space (measuring 616 square feet), 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

SPEAKERS: = Xinyu Liang – Staff report
 + Alan Tse – Design presentation
 + Fu-Tung Cheng – Project sponsor
 ACTION: Approved with Conditions
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel
 ABSENT: Chan
 MOTION: [20965](#)

14. [2016-002728CUA-02](#) (C. MAY: (628) 652-7359)
2525 VAN NESS AVENUE – east side between Filbert and Union Streets; Lot 004 of Assessor’s Block 0527 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 151.1, 209.3 and 303 to increase the residential parking ratio from 0.5 or 14 spaces as previously approved by the Planning Commission (Motion No. 20176) to 0.75 or 21 residential parking spaces within a RC-3 (Residential-Commercial, Medium Density) Zoning District and 65-A Height and Bulk District.
Preliminary Recommendation: Disapprove

SPEAKERS: = Chris May – Staff report
 + Alexis Pelosi – Project sponsor
 + Maria – Support parking
 - Alex Lansberg – Oppose
 + Maria Brenner – Support
 + Dani Torres – Support
 + Sandra Lee – Support
 + Brian – More parking
 + Bethany – Elderly relative
 + Gonzalo – Support
 + Martha Sanchez – Support
 + Daniel Ho – Support
 + Alice – Support
 + Eduardo – Project sponsor response to questions
 ACTION: Adopted an alternate motion submitted to Approve with Conditions and appropriate Findings
 AYES: Tanner, Diamond, Fung, Imperial, Koppel
 NAYS: Moore
 ABSENT: Chan
 MOTION: [20966](#)

13. [2019-012676DNX](#) (K. GUY: (628) 652-7325)
159 FELL STREET – south side between Van Ness Avenue and Franklin Street; Lot 015 of Assessor’s Block 0834 (District 5) – Request for **Downtown Project Authorization**, including requests for exceptions requirements for lot coverage and reduction of ground-level wind currents, pursuant to Planning Code Sections 148, 210.2, 249.33(b)(5) and 309, for a project to demolish the existing two-story building and construct a new seven-story building reaching a height of 85 feet, containing approximately 24 dwelling units 2,000 square feet of ground-floor retail uses, within a C-3-G (Downtown Commercial, General) Zoning District, Van Ness and Market Residential SUD (Special Use District), and 85-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: = Kevin Guy – Staff report
 + Geoff Gibson – Project sponsor
 - Michael Mendoza – Will be impacted by the construction
 - Speaker – Oppose

ACTION: Approved with Conditions

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

ABSENT: Chan

MOTION: [20967](#)

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.

15. [2019-023466DRM](#) (R. SUCRE: (628) 652-7364)
3150 18TH STREET – northwest corner of Treat Avenue; Lot 106 of Assessor’s Block 3573 (District 9) – Request for **Mandatory Discretionary Review**, pursuant to Planning Code Section 192, of Building Permit Application No. 2019.1206.8904 to legitimize a change in use of approximately 2,516 square feet (or 16 suites) of office use at the existing five-story mixed-building (d.b.a ActivSpace). The Project Site is located within a PDR-1-G (Production, Distribution & Repair-General) Zoning District and 58-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Xinyu Liang – Staff report
 + Steve Vettel – Project sponsor

ACTION: No DR

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

ABSENT: Chan

DRA: [758](#)

16. [2016-013505DRP](#) (D. WINSLOW: (628) 652-7335)
35 VENTURA STREET – east side between Linares and Castenada Avenues; Lot 008 in Assessor’s Block 2616 (District 7) – Request for **Discretionary Review** of Building Permit

Application no. 2019.1120.7775 for the construction of a 1,453 square foot, second-story vertical addition, new covered deck and a bay window to an existing one-story over-basement, single-family home. The addition will result in a 2,895 square foot, three-bedroom, four-bath home 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: Do Not Take Discretionary Review and Approve

- SPEAKERS: = David Winslow – Staff report
 - Tom Rocca - DR
 - Ryan Patterson – DR
 - Toby Levy - DR
 - + Denise Leadbetter – Project sponsor
- ACTION: No DR
- AYES: Tanner, Diamond, Fung, Imperial, Moore
- NAYS: Koppel
- ABSENT: Chan
- MOTION: [759](#)

ADJOURNMENT 5:17 PM
ADOPTED AUGUST 26, 2021