

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes
Remote Hearing
via video and teleconferencing

Thursday, February 3, 2022
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Chan, Diamond, Fung, Imperial, Koppel, Moore, Tanner
COMMISSIONERS ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT TANNER AT 1:01 PM

STAFF IN ATTENDANCE: Aaron Starr, Veronica Flores, Gabriela Pantoja, Luiz Barata, 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.

- 1a. 2021-012237PCA (A. MERLONE: (628) 652-7534)
PLANNING CODE - SINGLE, TWO AND THREE-FAMILY HOME BONUS PROGRAM [BOARD FILE NO. 211234] – **Planning Code Amendment**, sponsored by Supervisor Safai, to create a density bonus program in RH-1 (Residential, House, One-Family), RH-2 (Residential, House, Two-Family), and RH-3 (Residential, House, Three-Family) Zoning Districts; affirming the

Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

(Proposed for Continuance to February 10, 2022)

SPEAKERS: Sue Hestor – Continue at least two weeks
 Aaron Starr – Response to comments and questions
 ACTION: Continued to February 10, 2022
 AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore, Tanner

- 1b. 2021-012246PCA (A. MERLONE: (628) 652-7534)
PLANNING, ADMINISTRATIVE CODES - DWELLING UNIT DENSITY EXCEPTION IN RESIDENTIAL DISTRICTS AND RENT CONTROL OF BONUS DWELLING UNITS [BOARD FILE NO. 211202] – **Planning Code Amendment**, sponsored by Supervisor Mar, to provide a density limit exception for Lots in RH (Residential, House) Zoning Districts, to permit up to four dwelling units per lot, exclusive of accessory dwelling units and subject to maximum rental rates and sales prices determined to be affordable at 100% of area median income; amending the Administrative Code to limit initial rental rates and rental rate increases for specified units; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
(Proposed for Continuance to February 10, 2022)

SPEAKERS: Same as item 1a.
 ACTION: Continued to February 10, 2022
 AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore, Tanner

2. 2021-008505CUA (N. FOSTER: (628) 652-7330)
838 GRANT AVENUE – east side between Washington and Clay Streets; Lot 005 in Assessor's Block 0209 (District 3) – Request for **Conditional Use Authorization** to establish a Restaurant Use, permit a use size greater than 2,500 square feet, and permit extended hours of operation until midnight, pursuant to Planning Code Sections 121.4, 303 and 811. The proposed restaurant (d.b.a. "Cityview") would operate within an existing, ground-floor commercial tenant space fronting Walter U. Lum Place. The proposed restaurant would occupy 5,000 square feet of gross floor area and operate from 10:30 a.m. to 12:00 a.m. daily, utilizing an ABC Type 47 License (on-sale general, eating place). The Project involves interior and exterior tenant improvements, including a reconfiguration of the recessed vestibule fronting Walter U. Lum Place. The Project Site is located within the Chinatown Visitor Retail (CVR) Neighborhood Commercial 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 February 10, 2022)

SPEAKERS: None
 ACTION: Continued to February 10, 2022
 AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore, Tanner

3. 2019-017009DRP (D. WINSLOW: (628) 652-7335)
616 BELVEDERE STREET – east side between 17th and Carmel Streets; Lot 019 in Assessor's Block 1292 (District 5) – Request for **Discretionary Review** of Building Permit No. 2019.0916.1706 to construct a horizontal and vertical addition with front and rear decks to a two-story one-family residential building 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
 (Continued from Regular hearing on December 16, 2021)
(Proposed for Continuance to February 17, 2022)
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

4. [2021-009937CUA](#) (J. VIMR: (628) 652-7319)
453 O'FARRELL STREET – south side between Jones and Taylor Streets; Lot 020 in Assessor's Block 0324 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3, 249.5, and 303 to allow the relocation of an existing off-sale liquor license from 498 O'Farrell (aka 500 Jones) to the property located at 451-453 O'Farrell Street. The subject property is located within a RC-4 (Residential-Commercial, High Density) Zoning District, North of Market Residential SUD (Special Use District) and 80-T Height and Bulk District. The proposal is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore, Tanner
 MOTION: [21064](#)

C. COMMISSION MATTERS

5. Consideration of Adoption:
 • [Draft Minutes for January 20, 2022 – Joint with Health hearing](#)

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

- [Draft Minutes for January 20, 2022 – Regular hearing](#)

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

6. Commission Comments/Questions

Commissioner Moore:

I ask that we close in memory of Bob Planthold today. A transit and disability rights activist who has been in front of this Commission over the years many, many times, and giving us more than insightful thoughts on disability and what it means to be disabled and still be an activist. He was a wonderful person, challenging, never spared being critical of what we were doing, but always a great learning experience and diplomas. I ask that we close in his memory tonight.

President Tanner:

I think that is a wonderful suggestion, and we'll happily do that. Thank you for bringing that before us. Before I call on Commissioner Chan, I just want to of course wish everyone a happy New Year. A great week for celebration. It also is the beginning of Black History month and so I wanted it to bring us a kind of fun Urban Planning fact in Black History so it kind of you know connect our field, and the work that we are doing and our wonderful staff are doing to Black History month. And so, today I want to honor Samuel J. Cullers, he is recognized as the first Black professionally trained urban planner and I have to say it's a little bit self-serving because he went to my alma mater MIT and got his degree in Urban and Regional Planning there. So, I am so happy to be following in his footsteps, I hope at least a little bit. And in addition to working in the east coast and internationally, he worked here in California as well. So, just a really great person who did a lot of great work for a lot of communities in our country and also internationally. And I'll close that with just a quote from him that I thought is very appropriate for our Commission to be thinking about. He said that "the main purpose of Planning is to see where we are going in terms of where we have been, and then to assist in changing direction toward where we want to go". And I think that speaks well of what we're trying to do here each week. We're here where we are, we look back to know where we've been, and we try to change directions to go the way that we want to go. So, I hope that we can keep that in mind as we continue to convene this year and of course today as well.

Commissioner Chan:

Thank you, President Tanner. First of all, thank you Commissioner Moore for that lovely tribute to Mr. Planthold. I also wanted to wish everyone who celebrates a happy Lunar New Year. May the Year of the Tiger bring forth a courageous self in everything you do. So, I wanted to share today that this is actually my last hearing at the Commission. Being a new mom I decided to prioritize my family at this time especially as we're juggling life as working parents with a young child. With all that entails on top of Covid, it just leaves a lot in its wake. But if you would indulge me, I just wanted to share a few words of gratitude and some reflection.

So, I'm incredibly grateful for the opportunity to serve. I joined the Commission in May 2020. And looking back at what we know now, I think myself, maybe all of us, were trying to navigate these uncharted waters with the information that we had. And I think particularly

during those uncertain times, I was really proud to have deepened my commitment to the city that I call home and that I love so much. When I first joined the Commission, I found that one of the most difficult aspects was thinking about how each project fits within the broader vision of San Francisco that we can meet those present and future San Franciscans. I know that Covid really threw a lot of those assumptions to the wind, but whenever I got stuck thinking about a project or how to vote, I really tried to ask myself, you know what my future self would think, and trying to figure out what would be a timeless kind of decision that goes beyond the immediacy of each project that really aligns with the long range vision of the city that we collectively want to be and become. So, whenever I found myself turning a project in my head from all possible angles, I found it was really helpful for me to go back to my experiences working as a community planner really advocating for immigrant and marginalized communities. As someone with both professional and economic training as a planner, I also have had the opportunity to grow up in a large city as a daughter of Chinese immigrants and really benefit from all the things that a great city had to provide with cultural resources, affordable housing, and schools. Just really thinking about, for this kid growing up in Manhattan, what I was able to benefit from and the type of city that I hope my child will be able to grow up in.

During my time on the Commission, I am especially proud of the steps that we took to roll out the Department's Racial and Social Equity work. It had been really heartening to see our Commission and staff committed to continuing this work through the Budget Allocation process, the Housing Elements, and many other aspects. There is, of course, always room to grow, and I think some of the unfinished business is figuring out how to institutionalize the intent of the resolution that we passed in summer of 2020. And the work of the Commission's evaluation of projects and with the Department's processes and really trying to think of ways to make it as seamless and frictionless as possible to be able to execute and do the work of Racial and Social Equity. I think that work comes at various scales, whether it's understanding the very micro low work flow of the Department, to trying to align that with the broader state regulations. But I think, long term change comes with collaboration, partnership, and really working to have dialogue into bringing people on board with you in a way that we can work across all sectors so that we can really achieve what the Commission and the Department has set out to do.

Finally, thank you so much to my fellow Commissioners. It has been great spending Thursdays with you. I really learned a lot from each and every one of you. Thank you, Director Hillis, Jonas, Department staff. I know how hard you all work. I also want to thank members of the public for taking the time to write to our Commission. Given the volume of correspondence that we receive I'm not possible to respond to each and every letter but I did want to share with you that I do read the letters as I do consider your perspectives when we deliberate. So, that is all for now. I will very much be continuing to think about land use and community planning on my mind as I'm finishing my Ph.D. project about San Francisco Chinatown but I just wanted to say thank you to everyone. And until the next time, I am looking forward to crossing paths again.

President Tanner:

Thank you, Commissioner Chan. And when I call on Commissioner Moore, and I hope you're ready to be -- I don't know if you'll be smiling or turning red, but you might be getting some accolades from your fellow Commissioners. So, I hope you're ready to be loved on a little bit.

Commissioner Moore:

Deland, we are not only colleagues on the Commission, but we are almost neighbors, except we unfortunately never had the opportunity to really meet three-dimensionally. I have never seen you in person except I know you because I see you. And I do miss that three-dimensional familiarity with you, and perhaps we'll cross on the street going to the store or you pushing your stroller up the hill. I wish you all the best. Happy New Year and may the Year of the Tiger propel you forward into a wonderful future. Thank you.

Commissioner Koppel:

Let me echo the sentiments. Sorry to not have met in person. I know these last two years has been beyond turbulent. And I just want to be thankful and put on the record that I was grateful to have you as a Commissioner while I was president during those two years. So, it is a lot easier to run the show when you have a great group and cast supporting you. And I want to especially call out your very high level load of involvement throughout those years. Not only do we have other jobs outside of this Commission and lives outside of those, as well, but we still are going to have different levels of input throughout the course of the hearings and the years. And I just want to specifically thank you for staying involved with the internship and the social and racial equity piece. Thanks again.

Commissioner Imperial:

Thank you, President Tanner, and I wish you well, Commissioner Chan. I wish we could have met in person, and I wish we could have worked longer. I hope you realize that you did contribute -- you did contribute a lot in the Commission, especially with the racial and equities resolution, and I was happy to be part of that resolution with this Commission. I think that was one of the biggest achievement that we have worked with you. So thank you.

Commissioner Fung:

Deland, good luck in your future endeavors.

Commissioner Diamond:

I, too, regret not having been able to meet in person, but I hope that happens in the future. I truly appreciate the thoughtfulness of your comments as we deliberated on these complex matters. And I want to wish you much luck going forward as you balance the joys of motherhood with the challenges of a professional career and find the right balance for you. So, until we meet again.

President Tanner:

And I'll add my voice to the chorus. Just want to thank you so much for the leadership that you have shown. The way that you engage the public very thoughtful questions and all the behind the scenes work that you did with the internship program to bring that to fruition. And just hope that you feel so proud of the time that you dedicated to the city, and not just leaving your mark on buildings but also people through the internship program and careers and future San Franciscans possibly. So I am super sad to see you leave, but I'm happy you're doing the thing that you need to do for you and your family. And so thank you for giving the city the time that you did give the city and we will definitely, definitely be missing you. Like the others, I do hope that I'll meet all of you in person, and even if you're not part of the Commission, maybe you'll stop by on Thursdays and see you sometime or maybe we'll see your name on the inbox for a project you want to give us your thoughts on. We would certainly welcome that.

Jonas P. Ionin, Commission Secretary:

If you would indulge me, I would also like to echo those comments, Commissioner Chan. And especially make note of your inciteful comments throughout on land use in general in specific projects, and your ability to articulate those concerns. So, thank you and good luck.

7. [2021-009977CRV](#) – **Remote Hearings** – Consideration of action to allow teleconferenced meetings and adopting findings under California government code section 54953(e) to allow remote meetings during the COVID-19 emergency; continue remote meetings for the next 30 days; direct the Commission Secretary to schedule a similar resolution [motion] at a commission meeting within 30 days.

SPEAKERS: Georgia Schuttish – Allow the traditional 3 minutes for public comments
Sue Hestor – Timely posting
ACTION: Adopted
AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore, Tanner
RESOLUTION: [21065](#)

D. DEPARTMENT MATTERS

8. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners. I just wanted to share also my thanks and appreciation, Commissioner Chan, for your work here. It is amazing, we've only worked together in this 2-D environment, but I feel like we've gotten to know you and your strong and steady voice of about the issues we have faced. It has clearly come through even in this kind of 2-D world. So, thank you very much. Thank you for your leadership and guidance in transforming our work around equity, establishing a community equity division on the housing element. And very much want to echo the thanks for your leadership in creating the Young Planners Program. It's amazing, in the short time we've seen it actually implemented. We're starting to recruit for the second year, and seeing the faces of the young people that is impacted. So, thank you very much for that particularly. And that's all I have. Happy New Year.

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.

- 220054 Adopting the Final Mitigated Negative Declaration - 1236 Carroll Avenue Sponsor: Walton. Staff: Poling.

First on the Land use agenda, the Committee took up the Final Mitigated Negative Declaration for 1236 Carol Street. 1236 Carroll Ave is to be the future site of the Fire Department's training facility. The lease on our current facility located on Treasure Island is ending in a few years. A board committee voting on a Final MND is unusual and our staff had not seen this type of hearing before. It turns out the process was necessitated by the need for purchasing guarantees that the city had to make to the seller. After a robust discussion

on the reason why this item was before the Board, and clarification that this did not tie the hands of the Board in the future, the Committee voted unanimously to recommend the item to the Full Board.

- 211232 Administrative Code - Housing Innovation Program. Sponsors: Melgar; Mar. Staff: Not Staffed. Item 2

Next the Committee considered an ordinance sponsored by Supervisor Melgar that would amend the Administrative Code to create the Housing Innovation Program. The program is intended to develop, finance, and support certain additional housing opportunities for low-income and moderate-income residents. These would include loans and technical assistance for certain low-income and moderate-income property owners to construct accessory dwelling units or other new units on their property. The program would also provide loans for certain low-income and moderate-income tenants who are at risk of displacement as well as licensed childcare providers. It would also provide grants for organizations to create marketing and educational materials about wealth-building and homeownership for residents who have been historically disadvantaged, and develop creative construction design prototypes for low-income and moderate-income residents.

Planning staff was not involved in this presentation but our recently departed colleague, Sheila Nikolopoulos, did participate in the presentation representing MOHCD. The item was amended with what appear to be clerical modifications and the item was then continued to the call of the chair.

- 210295 Hearing - Residential Vacancies in San Francisco. Sponsors: Preston; Ronen

Also on the agenda was a hearing called by Supervisor Preston on Residential Vacancies in San Francisco. At this hearing the results of a report by the Budget and Legislative Analyst Office on the number of vacant housing units in San Francisco were presented. The report is more nuanced than the headlines may suggest. I'm happy to forward you the link to the report if you have not reviewed it already. In addition to analyzing the number of vacant housing units in San Francisco and why they may be vacant, the report also affirms the need to build more housing, especially affordable housing, to meet current and future demands. It also explores tax policies to encourage vacant units to come back on the market.

Full Board

- 211233 Planning Code - Landmark Designation - 2778-24th Street. Sponsor: Ronen. Staff: LaValley. PASSED Second Read

And best of Luck Commissioner Chan, I'm sorry we never got to meet in person.

Jonas P. Ionin, Commission Secretary:

I have no report from the Board of Appeals, but the Historic Preservation Commission did meet yesterday. They had a relatively short hearing where they heard the FY 2022-2024 Proposed Budget and Work Program and adopted a recommendation for approval to you all. And then finally heard the housing element where they received zero public comment, but they did deliberate quite extensively. And you should hear or you will be hearing the concerns that they presented at the hearing through staff.

Commissioner Moore:

I had a question, Jonas, but you didn't see. I wanted to ask the Director, I wanted to ask Aaron Starr, as to whether or not you're entertaining the thought of giving the Commission an update or insight into the vacancy report. I would very much like the Department's thoughts, and I think it would help the Commission to hear it presented by you.

Rich Hillis, Planning Director:

Commissioner, I leave that to you and the officers. We can certainly send you the link to the report if you have not read it. I think it's an important document to look at and read because it points us in certain policy directions. But happy to schedule a hearing if you and the president want to hear that.

Commissioner Moore:

Perhaps we pick it up next Tuesday. I personally would be interested in it even in an abbreviated form, in whatever form it ultimately shakes itself out. If it involves the Department a very proactive and I'm curious to hear just general thoughts and framework ideas of how that goal could be accomplished.

Rich Hillis, Planning Director:

I don't know that we could do that next week. I think we'd want to bring the authors of the report and maybe even the supervisor or Supervisor Preston's office, who commissioned or asked for the report. So in case you have questions about methodology, that we can get those answered, but happy to.

Commissioner Moore:

We can pick that up next Tuesday, and let's also by then hear from other commissions, perhaps. Thank you.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Edward Mason – Private corporate commuter buses operating empty
Georgia Schuttish – Email to CPC on Jan. 30th
Speaker – Opportunities

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; when applicable, followed by a presentation of the project sponsor team; followed by public comment. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

10. [2021-012566PCA](#) (V. FLORES: (628) 652-7525)
MESSAGE ESTABLISHMENT ZONING CONTROLS [BF 211263] – **Planning Code Amendment**, sponsored by Supervisor Mandelman, to revise Massage Establishment zoning controls, including, among other things, to 1) add Sole Practitioner Massage Establishments to the definition of Health Services in Articles 1 and 8 and remove it from the definition of Massage Establishments; 2) regulate Massage Establishments generally consistent with Health Services, with some exceptions; 3) eliminate the three-month period to establish abandonment of certain nonconforming Massage Establishment uses; 4) prohibit Personal

Services uses for three years at any location where a Massage Establishment use was closed due to a violation of the Planning Code or Health Code; 5) eliminate the exception from the conditional use authorization requirement for massage uses accessory to a dwelling unit; 6) rename Medical Services to Health Services in Article 8 and make other conforming amendments; and 7) delete related provisions that have expired through the passage of time; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and public necessity, convenience, and general welfare findings pursuant to Planning Code, Section 302.

Preliminary Recommendation: Approve

SPEAKERS: = Veronica Flores – Staff Report
 + Jacob Bintliff, Leg. aide to Sup. Mandelman – Ordinance introduction
 + Kristie Yu – Support
 ACTION: Approved with Modifications
 AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore, Tanner
 RESOLUTION: [21066](#)

11. [2020-007481CUA](#) (G. PANTOJA: (628) 652-7380)
5367 DIAMOND HEIGHTS BOULEVARD (1900 DIAMOND STREET) – east side of Diamond Heights Boulevard and between Gold Mine Drive and Diamond Street; Lot 018 in Assessor's Block 7535 (District 8) – Request for **Conditional Use Authorization** for a Planned Unit Development (PUD) pursuant to Planning Code Sections 209.2, 303, and 304 for the subdivision of an existing approximately 34,714-square-foot lot into five lots and the construction of 14 residential buildings (10 duplexes and four single-family residences) for a total of 24 residential dwelling units, 32 off-street parking spaces, and 48 bicycle parking spaces within a RM-1 (Residential-Mixed, Low Density) and 40-X Height and Bulk District. Under the Planned Unit Development, the proposal is seeking exceptions from the rear yard (Planning Code Section 134) requirement and a minor deviation from the height measurement method (Planning Code Section 260). The proposal is also seeking a Conditional Use Authorization required per interim controls Board File No. 201370 (Resolution No. 10-21) for the construction of a residential development that does not maximize the principally permitted residential density of the subject lot. 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 January 20, 2022)

SPEAKERS: = Gabriela Pantoja – Staff Report
 + Marc Babsin – Project Sponsor Presentation
 + Alan Lewinsky – High quality
 + Jim Chappel – Congratulations
 + Dan Newmark – Great Improvement of unused land
 + Brett Gladstone – Great idea
 + Mike Levine – More housing
 + Milo Trauss – Beautiful proposal
 + David Gast – Support
 + Christopher Roach – Community engagement
 + David Salem – Support

- + Deborah Schneider – Family friendly housing
 - + Edgar – Support
 - + Alfredo – Support
 - + Martin – Support
 - + Veronica Cardona – Support
 - + Patrick Harold – Support
 - + David Tejada – Support
 - + John Manning – Support
 - + Eric Murray – Support
 - + Dina – Support
 - + Speaker – Support
 - + Speaker – Support
 - + Ben Shapiro – Support
 - + Todd David – Support
 - + Steve Chapman – Support
 - + Janny – Support
 - + Jeff – Support
 - + Alex – Support
 - + Mike Kramer – Support
 - + Connor Johnston – Support, Safeway developments
 - + Speaker – Support
 - + Al – Support
 - + Mike – Support, update zoning
 - + Andrew Cooper – Support
 - + Speaker – Support
 - + Jeff Harlow – Support
 - + Dwight Kane – Support
 - + Olga – Support, preservation of cypress trees
 - + James – Support
 - + Karen Payson – Support
 - + Jim Osmond – Support
 - + Hillary Schiraldi – Support
 - + Matt Pence – Support
 - + Ben Golvin – Support
 - + Kevin McCullen – Support
 - Tom Hirst – Does not address affordable housing goals
 - Sarah Lee Pennington – Oppose
 - = Rich Hillis – Response to comments and questions
- ACTION: Approved with Conditions
 AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore, Tanner
 MOTION: [21067](#)

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.

12. [2020-003208DRP](#) (L. BARATA: (628) 652-7326)
706 VERMONT STREET – west side between 19th and 20th Streets; Lot 003 in Assessor’s Block 4075 (District 10) – Request for **Discretionary Review** of Building Permit No. 2020.0218.4616 to construct and expand the third floor and add a new roof deck at the top of the third floor; replace roof deck and repair roof/skylights; expand third floor and add three feet of height to third floor to a three-story two-family residential building 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: Take Discretionary Review and Approve with Modifications

SPEAKERS: = Luiz Barata – Staff Report
 - Angela Kim – DR Presentation
 - Ryan Patterson – DR Presentation
 + Stephen Williams – Project Sponsor Presentation
 + Speaker – Support
 = Speaker – Waste of time
 = Joy Foote – Questions
 = Yonathan Randolph – Charter

ACTION: Took DR and Approved with Staff Modifications

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

DRA: [771](#)

ADJOURNMENT 3:38 PM - IN THE ETERNAL MEMORY OF BOB PLANTHOLD
ADOPTED FEBRUARY 24, 2022