

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Remote Hearing
via video and teleconferencing

Thursday, February 10, 2022
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT TANNER AT 1:00 PM

STAFF IN ATTENDANCE: Aaron Starr, Deborah Landis, Nick Foster, Carly Grob, Veronica Flores, Audrey Merlone, Matt Dito, Linda Ajello Hoagland, Ryan Balba, David Winslow, Liz Watty - Director of Current Planning, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

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. 2020-008133CUA (J. HORN: (628) 652-7366)
228 VICKSBURG STREET – west side between Elizabeth and 24th Streets; Lot 011 of Assessor's Block 3652 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 317, to demolish an existing 1,270 square-foot, one-story one-family dwelling and to construct a new 6,325 gross-square-foot, four-story three-family dwelling which includes a 2,262 square-foot, two-bedroom dwelling unit, a 1,499-square-foot two-bedroom dwelling unit, a 1,235-square-foot two-bedroom dwelling unit, and a 789-square-foot garage providing two vehicle parking space and three Class 1 bicycle parking spaces. The project site is located within a RH-3 (Residential House, Three 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

(Continued from Regular hearing on December 2, 2021)

(Proposed for Continuance to March 31, 2022)

SPEAKERS: None

ACTION: Continued to March 31, 2022

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

11. [2022-000457CWP](#) (L. LANGLOIS: (628) 652-7472)

UPDATES TO THE PLANNING COMMISSION POLICY: PROCEDURES FOR IN-KIND AGREEMENTS

– Request for consideration to **Adopt Amendments** to the Planning Commission Policy: Procedures for In-Kind Agreements that was adopted by the Planning Commission in 2010. The intent of this amendment is to update this Commission policy to be consistent with the Department’s current standards and practices and to clarify language regarding eligibility and for recommendation of in-kind agreement projects.

Preliminary Recommendation: Adopt

(Continued from Regular hearing on January 27, 2022)

SPEAKERS: None

ACTION: Continued to March 3, 2022

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

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.

2. [2021-006587CUA](#) (R. BALBA: (628) 652-7331)

1507 SLOAT BOULEVARD – south side between Everglade and Clearfield Drives; Lot 004 in Assessor's Block 7255 (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 713, and 780.1 to establish an approximately 1,080-square-foot Formula Retail use (d.b.a Wing Stop) within an existing one-story commercial-use building, within the Lakeshore Plaza SUD (Special Use District), the Neighborhood Commercial, Shopping Center (NC-S) Zoning District, and 26-40-X Height and Bulk District. There will be no expansion of the existing building envelope. 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: Diamond, Fung, Imperial, Koppel, Moore, Tanner

MOTION: [21068](#)

3. [2021-006392CUA](#) (E. WU: (628) 652-7415)
 2109 FILLMORE STREET – northwest corner of California Street; Lot 004 of Assessor’s Block 0635 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, 703.4, and 718, to establish an approximately 682 square foot General Retail Sales and Service Formula Retail use (dba. Moscot) in an existing commercial building within the Upper Fillmore NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. The tenant space was previously occupied by Papyrus, a General Retail Sales and Service Formula Retail use. Project proposes to expand the retail space from 623 square feet to 682 square feet. Front façade alterations are proposed. 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: Diamond, Fung, Imperial, Koppel, Moore, Tanner
 MOTION: [21069](#)

C. COMMISSION MATTERS

4. Consideration of Adoption:
 • [Draft Minutes for January 27, 2022](#)

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

5. Commission Comments/Questions

Commissioner Diamond:

Question for staff or Director Hillis. I was curious about the timing of the work by the Department and the AIA folks on the SB 9 Architectural Standards to be included in the Objective Standards. And I was curious whether that group has met and what the timing may be and the return to the Commission.

Rich Hillis, Planning Director:

I don't have specifics. Ms. Watty, if you're here...

Liz Watty, Director of Current Planning:

Sure, I am happy to chime in. We actually had our initial kickoff meeting yesterday with a small group of the AIA to sort of identify a game plan moving forward. And our goal is to be able to have a larger group with the AIA and our internal staff architects by the end of the month, and our hope is to have a work product back before you by the end of March.

Commissioner Diamond:

Thank you very much for the update.

President Tanner:

I just want to bring us another little fun fact for Black History Month this month and this one is on our architecture field. I know we have some great architects and folks who are more in the design realm on the Commission which I very much appreciate your contributions. That is not my skill set at all so thank you so much and thank you to our great design team and our staff as well. This comes from David Adjaye who helped to design the African-American history museum that is now in Washington DC. If you haven't gotten a chance to see it, next time you are in DC please get tickets. Make sure you have a whole day because it's a fabulous museum that is both challenging, it can be very emotional, but also ends on a very high, and ends with a lot of hope for our future. What he said is that "Buildings are deeply emotive structures, which form our psyche. People think they're just things they maneuver through, but the makeup of a person is influenced by the nature of spaces." And I think that's certainly something that we bring to the Commission as we make our decisions about not just what goes where, but how it looks, how it affects not only the folks that are in it, but the folks who are going to be experiencing outside of that. So, just something to take with us today as we go into this hearing but also as we keep doing our great work as Commissioners.

D. DEPARTMENT MATTERS**6. Director's Announcements****Rich Hillis, Planning Director:**

Just one quick item. Commissioners, good afternoon. Just wanted to update you, we were scheduled to return back again to the office next week starting on Monday but that's been delayed City DHR and the Health Department till March 7th. So, just wanted to give you that update. I think we're still awaiting direction on future Commission meetings being in public. But that's all I have for you today. Thank you.

Jonas P. Ionin, Commission Secretary:

Right. I will only add that, that is, to me, an indicator we won't be meeting in the first week of March in City Hall.

7. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission**Aaron Starr, Manager of Legislative Affairs:**

- 211236 Planning Code - Massage Establishment Zoning Controls. Sponsors: Mandelman; Ronen and Preston. Staff: V. Flores

This week, the land use committee considered Supervisor Mandelman's ordinance that would allow Massage as an accessory use to Health Service. Commissioners, you heard this item on February 3rd and unanimously recommended approval with modifications.

The proposed modification was to change the controls for Massage Establishments in NC-2 Districts by removing the CU and allowing them as a Principally Permitted use on the first floor. This amendment matches the intent of the original Ordinance.

Supervisor Mandelman included the modification in a revised Ordinance at the Committee hearing. There was only one member of the public who spoke on the item, they were concerned about unintended consequences related to the proposed changes. The Committee the voted to amend the ordinance to include the Commission's proposed modifications, and then voted to continue the item one week since the amendment was substantive.

Full Board

- 211187 Hearing - Appeal of Conditional Use Authorization Approval - 3832-18th Street. Staff: Jimenez. Items 23-26 (Please note, this hearing is likely to be continued to March 15, 2022)

At the full Board this week, the Board was scheduled to hear the CU appeal for 3832 18th Street, but the item was continued to March 15 to allow the parties more time on working toward an agreement.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish - The photos of the Alteration projects illustrate/amplify issue. Four are SFH, not yet completed. One recently sold for \$5.6 million. a flip of about \$4.4 million and may have had a UDU. One is in District 9, the others are in District 8. One way to stabilize the housing market: Shifting the paradigm on incentivizing density, could have been and could still be: Adjusting the Demo Calcs per Section 317 (b) (2) (D). Two Commissioners raised issue at hearing two years ago. If the Calcs had been adjusted at least once and probably twice — the incentive to avoid MDR and later CUA could have incentivized retaining more of a structure, not becoming "Alterations" like the ones in the photos which may be TTD. As Section 317 intended there could have been modest, reasonable expansion with relative affordability and could have included an additional unit or preserved existing second unit.

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.

8. [2021-011414CRV](#) (D. LANDIS: (628) 652-7526)
FY 2022-2024 PROPOSED DEPARTMENT BUDGET – Final review of the Department's **Revenue and Expenditure Budget** in FY 2022-2023 and FY 2023-2024, including grants, proposed staffing, and proposed dates where budget items will be discussed during the budget process.

Preliminary Recommendation: Adopt

SPEAKERS: = Deborah Landis – Staff Report
 = Rich Hillis – Response to comments and questions
 + Georgia Schuttish – Tenant protection

+ Anastasia Yovanopoulos – Rent Board liaison
 = Sue Hestor – Projects that have not yet started and extension granted

ACTION: Adopted
 AYES: Diamond, Fung, Imperial, Koppel, Moore, Tanner
 RESOLUTION: [21079](#)

15. [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
 (Continued from Regular hearing on February 3, 2022)

SPEAKERS: = Nick Foster – Staff Report
 + Jeremy Schaub – Project Sponsor Presentation
 + Speaker – Support
 + Speaker – Support
 + Lisa – Support
 + Tammy – Support
 + Speaker – Support
 + Speaker – Support
 + Albert – Support
 + Derek – Support
 + Robert Fruchtman – Support
 + Eric Chung – Support
 + Lily – Support
 + Speaker – Support
 + Speaker – Support
 ACTION: Approved with Conditions
 AYES: Diamond, Fung, Imperial, Koppel, Moore, Tanner
 MOTION: [21070](#)

- 9a. [2018-014048CWP](#) (C. GROB: (628) 652-7532)
GROUP HOUSING: LEARNING FROM COLLECTIVE LIVING – an **Informational Presentation** of a white paper titled Learning from Collective Living, prepared by the California College of the Arts for the Planning Department about Group Housing and Collective Living.
Recommendation: None – Informational

SPEAKERS: = Carly Grob – Staff report

- + Sunny Angulo, leg. aide to Sup. Peskin - Ordinance introduction
- + Antje Steinmuller – Project sponsor presentation
- + Neeraj Bhatia – Project sponsor presentation
- = Veronica Flores – Staff report
- + Speaker – Support
- + Speaker – SRO are not for families
- Christopher Roach – Financial modeling and viability, request continuance
- + Greg Johnson – More affordable family size units
- + Felicia Smith – More affordable family housing
- + Speaker – Support
- = Debora Ruiz – Clear guidelines
- + Erik Arguello – Support
- + David Elliot Lewi – Support
- Corey Smith – Opposed SUD, request continuance, grandfathering
- Carolyn – Legalize to build on the west side
- Speaker – Warehousing people
- + Speaker – Support
- Tes Welborn – Proposed continuance
- + Joe – Usable kitchen
- + Karen Taylor – Support
- + Ton – Support
- = Dan – Propose amendments, more student housing
- + David Wu – Support
- Yonathan Randolph – Opposed
- Robert Fruchtman – Equity
- Mark McDonald – Types of group housing, privacy, and independence
- + Belinda Dobbs – Support
- + Chun Wu – Support
- Richard Hannah – Continue
- + Chris – Historical perspective
- = Aaron Starr – Response to comments and questions
- = Corey Teague – Response to comments and questions

ACTION: Reviewed and Commented

- 9b. [2022-000674PCA](#) (V. FLORES: (628) 652-7525)
GROUP HOUSING DEFINITION [BF 211299] – Planning Code Amendment, sponsored by Supervisor Peskin, to revise the definition of Group Housing; 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.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: Same as item 9a.

ACTION: Approved with recommendations to include:

1. Staff Modifications;
2. Exempt organizations like Family House from the common space requirements;

3. Allow academic institutions to provide limited cooking facilities;
4. Define metrics for communal kitchens;
5. For the Department to consider establishing a Working Group to further discuss Group Housing intent, best practices, and future legislation.

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

RESOLUTION: [21071](#)

- 9c. [2021-011415PCAMAP](#) (V. FLORES: (628) 652-7525)
GROUP HOUSING SPECIAL USE DISTRICT [BF 211300] – Planning Code and Zoning Map Amendments, sponsored by Supervisor Peskin, to create the Group Housing Special Use District; 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.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: Same as item 9a.

ACTION: Approved with recommendations to include:

1. Staff Modifications;
2. Exclude the single-room occupancy aspect from this specific legislation with the intent to continue discussions in the future.

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

RESOLUTION: [21072](#)

- 10a. [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.
Preliminary Recommendation: Disapprove
 (Continued from Regular hearing on February 3, 2022)

SPEAKERS: = Audrey Merlone – Staff Report
 + Sup. Ahsha Safai – Introduction to proposed ordinance
 + Li Lovett, leg. aide to Sup. Mar – Introduction to proposed ordinance
 + George Wooding – Support Sup. Mar's
 - Anastasia Yovanopoulos – Incentivize families
 + Zack Weisenberg – Support Mar's
 - Jim Chapel – Inclusionary requirement
 - Donna Horwitz – Oppose
 - Lee – Oppose
 - Peter – Oppose
 + Ozzie Rohm – Support Sup. Mar's
 + Lorraine Petty – Support Sup. Mar's

- + Charlie Sciammas – Support Sup. Mar's
- + Speaker – Support Sup. Mar's
- Robert Fruchtman – Oppose
- + Tes Welborn – Support Sup. Mar's
- + Peter Papadopoulos – Support Sup. Mar's
- Corey Smith – Oppose
- Speaker – Oppose
- + Matt Boden – Support Sup. Mar's
- Georgia Schuttish – Financial feasibility analysis
- Jim – Oppose
- Mike Chen – Oppose
- Jeff – Oppose
- + Bruce Bowen – Support Sup. Mar's
- Speaker – Oppose
- Speaker – Support Sup. Mar's
- + Speaker – Support

ACTION: Disapproved
 AYES: Diamond, Fung, Imperial, Moore, Tanner
 NAYS: Koppel
 RESOLUTION: [21073](#)

- 10b. [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, 5 convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Disapprove
 (Continued from Regular hearing on February 3, 2022)

SPEAKERS: Same as item 10a.
 ACTION: Disapproved
 AYES: Diamond, Fung, Imperial, Moore, Tanner
 NAYS: Koppel
 RESOLUTION: [21074](#)

12. [2021-002530CUA](#) (M. DITO: (628) 652-7358)
2740 MCALLISTER STREET – north side between Arguello Boulevard and Willard Street; Lot 010 in Assessor's Block 1167 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 317 to legalize the demolition of a two-story, approximately 2,700 square-foot single-family dwelling and construct a four-story, approximately 5,300 square-foot three-family dwelling within a RH-3 (Residential, House – Three-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

(Continued from Regular hearing on January 6, 2022)

SPEAKERS: = Matt Dito – Staff Report
 + Derek Vinh – Project Sponsor
 + Matt Sorrensen – Project Sponsor
 - Georgia Schuttish – 2015 plans, demo calcs
 - Yonathan Randolph – Tantamount to demolition

ACTION: Approved with Conditions

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

MOTION: [21075](#)

13. [2021-007919CUA](#) (M. DITO: (628) 652-7358)
[2000 POST STREET](#) – north side between Steiner and Pierce Streets; Lots 017, 025, 036, 045, 053, 055, 062, 082, 093, 101, 105, 111, 112, 135, 139, 151, 156, 161, 166, 172, 183, 193, 200, 201, 213, 270, 288, 292, 310, 327, 328, & 332 of Assessor’s Block 0682 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 210.10 and 303 to classify 33 dwelling units as Intermediate Length Occupancy (ILO) units. ILO units are dwelling units offered for occupancy for an initial stay with a duration of greater than 30 consecutive days but less than one year. The property has 328 total dwelling units. The subject property is located within a RM-3 (Residential- Mixed, Medium Density) and NC-2 (Small-Scale Neighborhood Commercial) Zoning Districts and 50-X Height and Bulk District. The Planning Department has determined that the proposal is not defined as a project under California Environmental Quality Act (CEQA) Guidelines Sections 15378 and 150660(c)(2) because it would not result in direct or indirect changes to the environment. No exemption from CEQA will be issued.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on January 13, 2022)

SPEAKERS: = Matt Dito – Staff Report
 + Dana Kennedy – Project Sponsor

ACTION: Approved with Conditions

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

MOTION: [21076](#)

14. [2019-014735CUA](#) (L. HOAGLAND: (628) 652-7320)
[600 MCALLISTER STREET](#) – northwest corner of Franklin Street; Lots 0072 & 073 in Assessor’s Block 0768 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 155(r) and 303, to allow the development of a lot exceeding 10,000 square feet in a NCT-3 Zoning District and to allow a new curb-cut on McAllister Street for a project that would construct a new fourteen-story over basement, 145-ft 5-in tall, mixed-use building (approximately 27,160 square feet) with 196 dwelling units, and making findings of eligibility for the individually requested State Density Bonus (California Government Code Sections 65915-65918). The Project would receive one Concession and Incentive for Required Off-Street Loading (Section 152) and six waivers for: 1) Rear Yard (Section 134); 2) Open Space (Section 135); 3) Dwelling Unit Exposure (Section 140); 4) Active Uses (Section 145.1); 5) Building Height (Section 260); and 6) Narrow Streets (Section

261.1) requirements of the planning code. The Project would also merge two lots to create one, approximately 19,433 square foot lot. The project site is located within a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District, Market and Octavia Planning Area, and 50-X & 85-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

SPEAKERS: = Linda Ajello Hoagland – Staff Report
 + Peter Hekemian – Project Sponsor Presentation
 + David Baker – Design Presentation
 + Corey Smith – Support

ACTION: Approved with Conditions

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

MOTION: [21077](#)

16. [2021-007350CUA](#) (R. BALBA: (628) 652-7331)
[4033 JUDAH STREET](#) – south side of Judah Street between 45th and 46th Avenues; Lot 51 in Assessor's Block 1808 (District 4) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 710 to establish an approximately 1,275 square-foot Cannabis Retail use within the ground floor commercial space of the existing two-story mixed-use building, with no on-site smoking or vaporizing of cannabis products, within a NC-1 (Neighborhood Commercial Cluster) 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
 + William Dolan – Project Sponsor
 + Gina Riggs – Support
 + Speaker – Support
 + Speaker – Support
 - Ofelia – Church within 600 feet
 + Michelle Burns – Support
 - Speaker – Oppose
 - Lacey Chan – Close to Golden Gate Park and church
 - Speaker – Oppose
 - Andy – Oppose
 - Allison – Oppose

ACTION: Approved with Conditions

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

MOTION: [21078](#)

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.

17. [2021-007074DRP](#) (D. WINSLOW: (628) 652-7335)
1660 NORTH POINT STREET – north side between Webster and Buchanan Streets; Lot 011 in Assessor’s Block 0445A (District 2) – Request for **Discretionary Review** of Building Permit No. 2021.0506.9895 to construct a three-story rear horizontal addition and a fourth story vertical addition to an existing three-story single-family residence 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: = David Winslow – Staff Report
 - Erika Tarantino – DR Presentation
 + Geoffrey Gibson – Project Sponsor

ACTION: Took DR and Approved with Modifications increasing the width of the side property line planter from one to two feet.

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

DRA: [772](#)

18. [2021-005702DRP-02](#) (D. WINSLOW: (628) 652-7335)
1843-1845 CHURCH STREET – east side between Randall and 30th Streets; Lot 066 in Assessor’s Block 6656 (District 8) – Request for **Discretionary Review** of Building Permit No. 2021.0513.0350 to construct two rear decks 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: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff Report
 - Martha Kleihege – DR 1 Presentation
 - Sam Fini – DR 2
 + Eric Staten – Project Sponsor

ACTION: No DR

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

DRA: [774](#)

ADJOURNMENT 8:25 PM
 ADOPTED FEBRUARY 24, 2022