

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, June 30, 2022
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT TANNER AT 1:04 PM

STAFF IN ATTENDANCE: Aaron Starr, AnMarie Rodgers, Tam Tran, Wade Wietgreffe, Nick Foster, Rachel Schuett, David Winslow, Corey Teague – Zoning Administrator, Liz Watty – Director of Current Planning, Rich Hillis – Planning Director, Laura Lynch – Acting 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. 2022-003902PCA (A. STARR: (628) 652-7533)
NEIGHBORHOOD COMMERCIAL AND MIXED-USE DISTRICTS (BOARD FILE NO. 220340) – Planning Code Amendment – Ordinance, introduced by Supervisor Haney, amending the Planning Code to update and reorganize Neighborhood Commercial and Mixed-Use Zoning District controls, including, among other things, to 1) permit Accessory Arts Activities, and

production, wholesaling, and processing of goods and commodities, to occupy more than one-third of total space in Commercial (C), Downtown Residential (DTR), Eastern Neighborhoods Mixed Use, Mission Bay, and Residential-Commercial (RC) Districts; 2) principally permit Arts Activities, Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the Folsom Street Neighborhood Commercial Transit (NCT), SoMa NCT, Regional Commercial, and certain Eastern Neighborhoods Mixed Use Districts, and in historic and nonconforming commercial buildings in Residential Enclave Districts; 3) principally permit General Entertainment and Nighttime Entertainment uses in the Folsom Street NCT District; 4) principally permit Bar uses on the second floor in the Folsom Street NCT and Regional Commercial Districts; 5) principally permit Nighttime Entertainment uses in the Regional Commercial and Western SoMa Mixed-Use - General (WMUG) Districts; 6) conditionally permit Nighttime Entertainment in the Mixed-Use - General (MUG) and WMUG Districts; 7) principally permit Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the SoMa NCT District and certain Eastern Neighborhoods Districts; 8) require that large developments in South of Market Mixed Use Districts, which contain commercial spaces provide a mix of commercial space sizes; 9) require that all Nighttime Entertainment uses comply with the Entertainment Commission's good neighbor policies; and 10) remove certain limitations on location for Nighttime Entertainment and Animal Services uses in the Western SoMa Special Use District; and adopting environmental findings, findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

(Continued from Regular hearing on May 26, 2022)

(Proposed for Continuance to July 14, 2022)

SPEAKERS: None
 ACTION: Continued to July 14, 2022
 AYES: Ruiz, Diamond, Fung, Imperial, Koppel, Moore, Tanner

2. 2021-000544DRP (D. WINSLOW: (628) 652-7335)
48 PERALTA AVENUE – north side between Holladay and Hampshire Streets; Lot 005A in Assessor's Block 5512 (District 9) – Request for **Discretionary Review** of Building Permit No. 202104198865 to construct a vertical and horizontal addition to an existing two-story over basement single-family residence within a RH-2 (Residential- House, Two Family) Zoning District, Bernal Heights SUD (Special Use 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\(h\)](#).

WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

B. COMMISSION MATTERS

3. Consideration of Adoption:
 • [Draft Minutes for June 16, 2022](#)

SPEAKERS: None
 ACTION: Adopted

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

4. Commission Comments/Questions

President Tanner :

Great. Thank you very much and we are glad to have you with us, shepherding us today. So, thank you so much for your work. We will start off with our land acknowledgment.

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

Thank you very much Commissioners for that time. I do just want to thank again staff for last week's hearing about what we can do to address the shortage of housing permits that we're facing and even thinking about permits that have been issued or projects that have been approved that are stalled a little bit. So, looking forward to keeping that conversation alive here at the Commission, working with other city agencies and other leaders in the city to really see how we can unlock housing and make sure we don't end up with half as much housing this year as we've had in years passed. So again, thank you, staff, and thanks for those who called in to give their comment. I thought it was very sobering, but good to get a reality check on what is actually happening and what folks are experiencing as they're trying to build more homes.

5. [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: None

ACTION: Adopted

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

RESOLUTION: [21134](#)

C. DEPARTMENT MATTERS

6. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners. I'm remote, so thank you for the opportunity. I don't have any announcements, but I know Ms. Watty had one she wanted to talk about.

Liz Watty, Director of Current Planning:

Great. Thank you, Director Hills. Liz Watty, Director of Current Planning. I just wanted to remind everyone about some updates relating to our pre-application requirements. If you recall, earlier this year in March, we were slowly starting to get back to normal during Covid. We had pivoted all of our required pre-application meetings to fully virtual meetings and we're starting to ease our way back to in-person allowing for, basically any combination thereof of meetings to be held. So, fully remote, hybrid, or fully in-person with a little lead time saying that July 1, we were going to go back to complete normal of our fully in-person pre-application meetings. So, I just wanted to make sure we took this opportunity to share with the public that our pre-application meetings will be going back to normal and 100% in-person starting July 1.

President Tanner:

Can I ask Ms. Watty if there is any opportunity to continue the hybrid option, just given again what I've been reading about Covid and has continued to circulate, as well as just general convenience for those who can't maybe get over to a physical location for the meeting?

Liz Watty, Director of Current Planning:

Sure. So, the pre-application policy is a Commission policy. So, we were just reverting back to original as the emergency order is sort of winding down here, but certainly we can absolutely move to hybrid. I think the crux of the issue with the digital, that was a challenge for many applicants as well as members of the public was when it was fully virtual, we required a local or a toll free phone number and as it turns out, most of the time you have to pay for that service and get sort of a more expensive level of Zoom. For most people that ended up being really challenged to implement. So, I think if we were to do hybrid, we would just want to say that the in-person is for folks who really have sort of a local or other technology limitations and we would want to make sure that the hybrid could just be whatever the standard free version of Zoom is. But with those parameters, I think that's a great pivot if that is the direction the Commission wants to go in.

President Tanner:

Yeah, I would support that. I think it's more a matter of -- in terms of the local number or not, if folks have the option to go in-person then they can do that if their technology isn't supported. And then in addition, if they don't want to go in-person or aren't able to, they do have the option of the hybrid. So, hopefully it will increase participation in our pre-app meetings.

Liz Watty, Director of Current Planning:

Great. We'll go ahead and make that change and publicize that on our website.

President Tanner:

And it seems that Commissioner Imperial have either a question or comment about it as well.

Commissioner Imperial:

Yeah. I just wanted to second your opinion on that, because I think we should be mindful as well with the Covid rates that we have.

Liz Watty, Director of Current Planning:

Okay. Wonderful. We'll make those adjustments and then get that up and updated on our website. Thank you, guys.

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

Canceled due to the budget process.

Full Board

- 211300 Planning Code, Zoning Map - Group Housing Special Use District. Sponsors: Peskin; Melgar and Preston. Passed First Read
- 220446 Planning, Administrative, Subdivision Codes; Zoning Map - Density Exception in Residential Districts. Sponsors: Mandelman; Melgar. Staff: Merlone

Supervisor Mandelman's fourplex ordinance had its first read this week. As you probably recall, this item was up for first read two weeks ago but was continued so that a drafting error could be corrected. This week, Supervisor Melgar introduced the clarifying amendment to ensure bonus units built under the program would be subject to rent control. This amendment was unanimously passed.

Unlike most first reads at the Board, this one generated a lot of comments from the Supervisors.

Supervisor Mandelman commented on the spirit of cooperation. He acknowledged that this version of his ordinance is a product of compromise. He said he believes the ordinance will still succeed in producing a "little bit" of new housing, adding that he hopes this legislation is the first step in densifying residential districts. He concluded by saying that he believes the City will need to take larger and faster steps to build housing in the future, but that this ordinance is a step in the right direction.

Supervisor Safai spoke against the legislation stating he felt that the ordinance intends to subvert SB 9 and believes the legislation will actually make it more difficult to build housing. He took specific issue with the 5-year ownership requirement. He advocated for his version of the 4-plex ordinance, which preserves SB 9 and which will be coming back to you in July.

Supervisor Dorsey stated that he would not be supporting the ordinance. He said that he believes the legislation falls short of the City's ambitious housing production requirements and that the ordinance would not produce any new housing.

Supervisor Mar said that he was disappointed that his affordability provision was not included in the ordinance, but that he was hopeful his Housing Incentive Development program would create affordable housing. He stated he would be supporting the legislation.

Supervisor Preston recognized the complicated nature of the issues, but that he did not understand the opposition to the ordinance. He felt that certain colleagues opposed to the ordinance were objecting to the rent control provision.

Lastly, Supervisor Walton spoke, first clarifying that he is very supportive of rent control. He stated he had fundamental issues with certain aspects of the legislation and felt that the ordinance will obliterate existing -and therefore more affordable- housing, cause gentrification, increase speculation, and kill the fabric of communities.

In the end the ordinance passed on a 6-4 vote with Supervisor Chan absent. Those that voted against the measure were Stefani, Safai, Walton, and Dorsey. Failing to get 8 votes means the ordinance does not have a veto proof majority, making the final passage of this ordinance uncertain.

- 220262 Planning, Administrative Codes - Affordable Housing Code Enforcement. Sponsor: Mayor. Staff: Merlone. Passed First Read

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – The macro is the micro
Eileen Boken – Housing Element, financial feasibility study

E. 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. [2018-0020720TH](#) (T. TRAN: (628) 652-7473)
TRANSPORTATION NETWORK COMPANIES (TNCs) AND LAND USE PLANNING STUDY – Informational Presentation – Ridehailing services offered by transportation network companies (TNCs, like Lyft or Uber) have been operating in San Francisco since 2010. TNC usage grew substantially in the years before the pandemic and are on the rise today. City agencies, including the Planning Department, SFMTA, and Transportation Authority have been collaborating on studies looking at how TNCs affect congestion, access and mobility for people with disabilities, and other factors. Staff will present a Planning Department-led study on the effects of TNCs on land use planning, including interactions with the San Francisco General Plan, Planning Code, and environmental review. Policy options for the Planning Department are provided to address these impacts. Additionally, TNCs may preview what may come from the use of autonomous vehicles (“self-driving” cars) for passenger services. The policy options to address TNC impacts can also prepare San Francisco for this technology.

Preliminary Recommendation: None – Informational

SPEAKERS: = AnMarie Rodgers – Introduction
= Tam Tran – Staff presentation
- Jim Warshell – 618 Octavia
- Sue Hestor – EIR, meal deliveries

- Tes Welborn – Priority
- Anastasia Yovanopoulos – Congestions on streets
- + Drew Cooper, SFCTA – Response to comments and questions
- + Darton Ito, SFMTA – Response to comments and questions
- = Wade Wietgreffe – Response to comments and questions

ACTION: Reviewed and Commented

- 9a. [2009.0159ENV-03](#) (N. FOSTER: (628) 652-7330)
1500-1540 MARKET STREET (ONE OAK) – north side between Oak Street and Van Ness Avenue; Lots 001, 002, 003, 004 and 005 in Assessor’s Block 0836 (District 5) – Adoption of **Findings and Statement of Overriding Considerations** under the California Environmental Quality Act (CEQA). The proposed project (“Project”) would demolish two, non-residential buildings and surface parking lot and construct a new 40-story building reaching a roof height up to 400 feet tall (approximately 416 feet tall inclusive of mechanical equipment, or 437 feet tall inclusive of elevator overrun and rooftop screening). The Project includes approximately 455,000 gross square feet of residential uses, and approximately 2,500 gross square feet of ground floor retail, with a total of 460 dwelling units comprised of 100 studio units, 159 one-bedroom units, and 201 two-bedroom units. The Project includes 112 off-street accessory parking spaces, three car share spaces, one off-street freight loading space, two off-street service loading vehicle spaces, and 190 Class 1 and 25 Class 2 bicycle parking spaces. To further activate the ground floor experience, the Project would construct a public plaza and shared public right-of-way within a portion of the Oak Street (Oak Plaza). At a later date, the Project Sponsor will seek approval of an In-Kind Fee Waiver Agreement in order to provide additional public realm improvements within Oak Plaza. These additional public realm improvements will be subject to the Planning Commission’s separate and future approval of the Project Sponsor’s In-Kind Fee Waiver Agreement. The subject property is located within a C-3-G (Downtown General) Zoning District, Van Ness & Market Downtown Residential SUD (Special Use District), and 120/400-R-2 and 120-R-2 Height and Bulk Districts.

Preliminary Recommendation: Adopt Findings

(Continued from Regular hearing on June 16, 2022)

- SPEAKERS:
- = Austin Yang – Response to comments and questions
 - = Nick Foster – Staff report
 - + Lou Vasquez – Project sponsor presentation
 - + Strachan Forgan – Design presentation
 - + Gail Baugh – Support
 - + Steven – Carpenters union support
 - Ozzie Rohm – No affordable unit onsite
 - + Brett Young – Support
 - + Corey Smith – Support
 - = Robin Levitt – Concerns
 - = Jim Warshell – Concerns
 - + Mark Macy – Support
 - Tes Welborn – Concerns
 - Speaker – No BMRs
 - + Matt Regan – Support
 - + Katherine Roberts – Support
 - Sue Hestor – EIR, TNCs

= Corey Teague – Response to comments and questions around the variance

= Rachel Schuett – Response to comments and questions

ACTION: Closed Public Hearing and Continued to July 14, 2022

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

9b. [2021-007611SHD](#) (N. FOSTER: (628) 652-7330)

1500-1540 MARKET STREET (ONE OAK) – north side between Oak Street and Van Ness Avenue; Lots 001, 002, 003, 004 and 005 in Assessor’s Block 0836 (District 5) – Adoption of **Shadow Findings** pursuant to Section 295 that net new shadows attributable to the Project would not adversely affect the use of either Patricia’s Green, or Page & Laguna Mini-Park, two properties under the jurisdiction of the Recreation and Park Commission (Section 295). The proposed project (“Project”) would demolish two, non-residential buildings and surface parking lot and construct a new 40-story building reaching a roof height up to 400 feet tall (approximately 416 feet tall inclusive of mechanical equipment, or 437 feet tall inclusive of elevator overrun and rooftop screening). The Project includes approximately 455,000 gross square feet of residential uses, and approximately 2,500 gross square feet of ground floor retail, with a total of 460 dwelling units comprised of 100 studio units, 159 one-bedroom units, and 201 two-bedroom units. The Project includes 112 off-street accessory parking spaces, three car share spaces, one off-street freight loading space, two off-street service loading vehicle spaces, and 190 Class 1 and 25 Class 2 bicycle parking spaces. To further activate the ground floor experience, the Project would construct a public plaza and shared public right-of-way within a portion of the Oak Street (Oak Plaza). At a later date, the Project Sponsor will seek approval of an In-Kind Fee Waiver Agreement in order to provide additional public realm improvements within Oak Plaza. These additional public realm improvements will be subject to the Planning Commission’s separate and future approval of the Project Sponsor’s In-Kind Fee Waiver Agreement. The subject property is located within a C-3-G (Downtown General) Zoning District, Van Ness & Market Downtown Residential SUD (Special Use District), and 120/400-R-2 and 120-R-2 Height and Bulk Districts.

Preliminary Recommendation: Adopt Findings

(Continued from Regular hearing on June 16, 2022)

from Regular hearing on June 16, 2022)

SPEAKERS: Same as item 9a.

ACTION: Closed Public Hearing and Continued to July 14, 2022

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

9c. [2021-007611DNX](#) (N. FOSTER: (628) 652-7330)

1500-1540 MARKET STREET (ONE OAK) – north side between Oak Street and Van Ness Avenue; Lots 001, 002, 003, 004 and 005 in Assessor’s Block 0836 (District 5) – Request for **Downtown Project Authorization** pursuant to Planning Code Sections 210.2 and 309 to allow a project greater than 50,000 square feet of floor area within a C-3 Zoning District with exceptions for useable open space (Section 135); permitted obstructions (decorative architectural features) over sidewalks (Section 136); exposure (Section 140); reduction of ground-level wind currents (Section 148); lot coverage (Section 249.33); volumetric limitations for roof enclosures and screens (Section 260); and bulk (Section 270). The proposed project (“Project”) would demolish two, non-residential buildings and surface parking lot and construct a new 40-story building reaching a roof height up to 400 feet tall

(approximately 416 feet tall inclusive of mechanical equipment, or 437 feet tall inclusive of elevator overrun and rooftop screening). The Project includes approximately 455,000 gross square feet of residential uses, and approximately 2,500 gross square feet of ground floor retail, with a total of 460 dwelling units comprised of 100 studio units, 159 one-bedroom units, and 201 two-bedroom units. The Project includes 112 off-street accessory parking spaces, three car share spaces, one off-street freight loading space, two off-street service loading vehicle spaces, and 190 Class 1 and 25 Class 2 bicycle parking spaces. To further activate the ground floor experience, the Project would construct a public plaza and shared public right-of-way within a portion of the Oak Street (Oak Plaza). At a later date, the Project Sponsor will seek approval of an In-Kind Fee Waiver Agreement in order to provide additional public realm improvements within Oak Plaza. These additional public realm improvements will be subject to the Planning Commission's separate and future approval of the Project Sponsor's In-Kind Fee Waiver Agreement. The subject property is located within a C-3-G (Downtown General) Zoning District, Van Ness & Market Downtown Residential SUD (Special Use District), and 120/400-R-2 and 120-R-2 Height and Bulk Districts. The Project has undergone environmental review pursuant to CEQA and Chapter 31 of the San Francisco Administrative Code. On June 15, 2017, the FEIR was certified by the Planning Commission through approval of Motion No. 19938. On June 7, 2022, the Planning Department published an Addendum to the FEIR determining that the FEIR adopted remains valid and that no supplemental environmental review is required.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on June 16, 2022)

SPEAKERS: Same as item 9a.

ACTION: Closed Public Hearing and Continued to July 14, 2022

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

- 9d. [2021-007611VAR](#) (N. FOSTER: (628) 652-7330)
1500-1540 MARKET STREET (ONE OAK) – north side between Oak Street and Van Ness Avenue; Lots 001, 002, 003, 004 and 005 in Assessor's Block 0836 (District 5) – Request for **Variance** pursuant to Section 305 to permit relief from the strict requirements of the Planning Code related to above-grade parking setback requirements (Section 145.1(c)(1)), and Request for **Height Exemption** pursuant to Section 305 to permit relief from the strict limits of the Planning Code for the height of the elevator penthouse to accommodate the elevator overrun (Section 260(b)(1)(B)). The proposed project ("Project") would demolish two, non-residential buildings and surface parking lot and construct a new 40-story building reaching a roof height up to 400 feet tall (approximately 416 feet tall inclusive of mechanical equipment, or 437 feet tall inclusive of elevator overrun and rooftop screening). The Project includes approximately 455,000 gross square feet of residential uses, and approximately 2,500 gross square feet of ground floor retail, with a total of 460 dwelling units comprised of 100 studio units, 159 one-bedroom units, and 201 two-bedroom units. The Project includes 112 off-street accessory parking spaces, three car share spaces, one off-street freight loading space, two off-street service loading vehicle spaces, and 190 Class 1 and 25 Class 2 bicycle parking spaces. To further activate the ground floor experience, the Project would construct a public plaza and shared public right-of-way within a portion of the Oak Street (Oak Plaza). At a later date, the Project Sponsor will seek approval of an In-Kind Fee Waiver Agreement in order to provide additional public realm improvements within Oak Plaza. These additional public realm improvements will be subject to the Planning Commission's separate and future approval of the Project Sponsor's In-Kind Fee Waiver

Agreement. The subject property is located within a C-3-G (Downtown General) Zoning District, Van Ness & Market Downtown Residential SUD (Special Use District), and 120/400-R-2 and 120-R-2 Height and Bulk Districts.
(Continued from Regular hearing on June 16, 2022)

SPEAKERS: Same as item 9a.
ACTION: ZA Continued to July 14, 2022

F. DISCRETIONARY REVIEW CALENDAR

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

10. [2021-011412DRP](#) (D. WINSLOW: (628) 652-7335)
1301-1305 18TH STREET – southwest corner of Texas; Lot 001 in Assessor's Block 4037 (District 10) – Request for **Discretionary Review** of Building Permit No. 2021.0713.4291 to construct a vertical addition to an existing three-story, apartment building over ground level commercial to house a roof stair penthouse with a washer and dryer within a NC-2 (Neighborhood Commercial, Small Scale) 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
- Mike Jimenez-Cruz – DR presentation
- Bryan O'Neil – DR presentation
- Mike Grijavalia – DR presentation
+ Suheil Shatara – Project sponsor presentation
ACTION: No DR
AYES: Ruiz, Diamond, Fung, Imperial, Koppel, Moore, Tanner
DRA: [789](#)

11. [2021-005907DRP-03](#) (D. WINSLOW: (628) 652-7335)
79-81 HOMESTEAD STREET – east side between 24th and 25th Streets; Lot 024 in Assessor's Block 6504 (District 8) – Request for **Discretionary Review** of Building Permit No. 2021.0512.0274 to raise an existing two-story two-family residence to add a garage at street level and reconfigure front and rear stairs and rear decks 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 as Modified
(Continued from Regular hearing on June 9, 2022)

SPEAKERS: = David Winslow – Staff report
- Joshua Benham – DR 1 presentation
- Speaker – DR 2 presentation

- Roger Norton – DR 3 presentation
- = Austin Yang – City Attorney response to question and comments
- + Mark Thomas – Project sponsor presentation
- Anastasia Yovanapoulos – Oppose bringing more cars and pollution
- Susan – Ellis Act eviction
- Ozzie Rohm – Eviction policy
- Philip – Pop outs, de facto merger
- + Helene Cohen – Project sponsor response to comments and questions

ACTION:

AYES:

DRA:

No DR

Ruiz, Diamond, Fung, Imperial, Koppel, Moore, Tanner

[790](#)

ADJOURNMENT 5:24 PM
ADOPTED JULY 14, 2022