

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, July 18, 2024
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: DIAMOND, MOORE, BRAUN, IMPERIAL, SO, WILLIAMS
COMMISSIONERS ABSENT: NONE

THE MEETING WAS CALLED TO ORDER BY PRESIDENT DIAMOND AT 12:05 PM

STAFF IN ATTENDANCE: Audrey Merlone, Dan Sider, Kalyani Agnihotri, John Dacey, Corey Teague – Zoning Administrator, Elizabeth Watty – Director of Current Planning, 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 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. 2023-003652CUA (M. MATHUR: (628) 652-7355)
3901 NORIEGA STREET – southwest corner of 46th Avenue; Lot 001 in Assessor's Block 2083 (District 4) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 710, to allow expansion of the existing restaurant use (d.b.a. The Pizza Place on Noriega) into the adjacent storefronts and beyond the permitted use size of 2,999 square feet within an existing one-story commercial building in a NC-1 (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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 June 6, 2024)

(Proposed for Continuance to August 1, 2024)

SPEAKERS: None
 ACTION: Continued to August 1, 2024
 AYES: Williams, Braun, Imperial, Moore, Diamond
 ABSENT: So

- 1b. [2023-003652VAR](#) (M. MATHUR: (628) 652-7355)
[3901 NORIEGA STREET](#) – southwest corner of 46th Avenue; Lot 001 in Assessor's Block 2083 (District 4) – Request for **Variance** from rear yard requirements of Planning Code Section 134 to legalize four accessory structures in the required rear yard within an existing one-story commercial building in a NC-1 (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular hearing on June 6, 2024)
(Proposed for Continuance to August 1, 2024)

SPEAKERS: None
 ACTION: ZA Continued to August 1, 2024
 AYES: Williams, Braun, Imperial, Moore, Diamond
 ABSENT: So

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. 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.

- 2a. [2020-005610ENX-02](#) (M. GIACOMUCCI: (628) 652-7414)
[490 BRANNAN STREET](#) – northeast corner of Fourth Street; Lot 025 in Assessor's Block 3776 (District 6) – Request to extend validity and expiration periods of a previously approved project for a term of three years for **Large Project Authorization** pursuant to Planning Code Sections 249.78 and 329 with exceptions from the following development standards: Building Setback and Streetwall Articulation (Planning Code Section 132.4); POPOS Design Standards (Planning Code Section 138); Wind Controls (Planning Code Section 249.78); Mid-Block Alley Controls (Planning Code Section 261.1); and Central SoMa Bulk Controls (Planning Code Section 270). The Project has not changed since it was approved by the Planning Commission on September 9, 2021, through Motion No. 20987. The Project consists of demolition of a one-story commercial building and new construction of a new, approximately 355,630 gross square foot (gsf), 185-foot-tall building containing Office (269,296 gsf); Production, Distribution, and Repair (12,506 gsf); Child Care (5,391 gsf); and Retail (3,272 gsf) uses. The Project also includes 24 off-street parking spaces, six off-street loading spaces, and a total of 86 bicycle parking spaces, as well as a 5,602 sf Privately Owned Public Open Space (POPOS). The Project Site is identified as a "Key Site" in the Central SoMa Area Plan and will provide community arts PDR space at 60% of comparable market rent for no less than 30 years as a qualified amenity. The Project is located within a CMUO (Central Soma-Mixed Use Office) Zoning District and 200-CS Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
 (Continued from Canceled hearing on July 11, 2024)

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Williams, Braun, Imperial, Moore, Diamond
 ABSENT: So

MOTION: [21584](#)

- 2b. [2020-005610VAR-02](#) (M. GIACOMUCCI: (628) 652-7414)
490 BRANNAN STREET – northeast corner of Fourth Street; Lot 025 in Assessor's Block 3776 (District 6) – Request for **Variance** from Planning Code requirements for Entrances to Off-Street Parking and Loading (Planning Code Section 145.1) and Ground Floor Height (Planning Code Sections 145.1 and 249.78) as part of a project consisting of demolition of a one-story commercial building and new construction of a new, approximately 355,630 gross square foot (gsf), 185-foot tall building containing Office (269,296 gsf); Production, Distribution, and Repair (12,506 gsf); Child Care (5,391 gsf); and Retail (3,272 gsf) uses. The Project also includes 24 off-street parking spaces, six off-street loading spaces, and a total of 86 bicycle parking spaces, as well as a 5,602 sf Privately Owned Public Open Space (POPOS). The Project Site is identified as a "Key Site" in the Central SoMa Area Plan and will provide community arts PDR space at 60% of comparable market rent for no less than 30 years as a qualified amenity. The Project is located within a CMUO (Central Soma-Mixed Use Office) Zoning District and 200-CS Height and Bulk District.
(Continued from Canceled hearing on July 11, 2024)

SPEAKERS: None
ACTION: ZA indicated an intent to Grant

3. [2024-002153CUA](#) (M. LANGLEIE: (628) 652-7410)
1241 STOCKTON STREET – west side between Broadway and Pacific Avenue; Lot 003 in Assessor's Block 0160 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 178, 303, 303.1 and 812 to establish a Formula Retail Use (d.b.a. Cathay Bank) within a vacant 4,200 square foot commercial space located within the CRNC (Chinatown Residential Neighborhood Commercial District) Zoning District and 65-85-N Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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 Canceled hearing on July 11, 2024)

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Williams, Braun, Imperial, Moore, Diamond
ABSENT: So
MOTION: [21585](#)

4. [2024-004182CUA](#) (M. LANGLEIE: (628) 652-7410)
240 LOMBARD STREET, #834 – southwest corner of Montgomery Street; Lot 185 in Assessor's Block 0060 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.1, and 303 to classify the subject property as an Intermediate Length Occupancy (ILO) unit. Classification as an ILO unit allows a dwelling unit to be offered for occupancy for an initial stay with a duration of greater than 30 days but less than one year (365 days). ILO units are a use characteristic. The unit proposed for ILO classification will remain a dwelling unit. The subject property is located within a C-2 (Community Business) Zoning District and 84-E Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Continued from Canceled hearing on July 11, 2024)

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Williams, Braun, Imperial, Moore, Diamond
ABSENT: So
MOTION: [21586](#)

5. [2022-007408CUA](#) (J. DACEY: (628) 652-7415)
400 GROVE STREET, UNIT 203 – northwest corner of Gough Street; Lot 114 in Assessor's Block 0793 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 303 and 752, to classify the subject property as an Intermediate Length Occupancy (ILO) unit. Classification as an ILO unit allows a dwelling unit to be offered for occupancy for an initial stay with a duration of greater than 30 days but less than one year (365 days). ILO units are a use characteristic. The unit proposed for ILO classification will remain a dwelling unit. The subject property is located within a NCT-3 (Neighborhood Commercial Transit, Moderate-Scale) Zoning District and 40-X/50-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Continued from Canceled hearing on July 11, 2024)

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Williams, Braun, Imperial, Moore, Diamond
ABSENT: So
MOTION: [21587](#)

6. [2024-002146CUA](#) (J. HORN: (628) 652-7366)
2001 UNION STREET – southwest corner of intersection of Buchanan Street; Lot 024 in Assessor's Block 0541 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 725 to expand an existing Health Services use (d.b.a. Marina Tooth Fairy Dental) to a located on the fifth floor of the subject property within the Union Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District Neighborhood Commercial District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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 Canceled hearing on July 11, 2024)

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Williams, Braun, Imperial, Moore, Diamond
ABSENT: So
MOTION: [21588](#)

7. [2024-004645CUA](#) (J. VIMR: (628) 652-7319)
950 GRANT AVENUE – east side between Jackson and Washington Streets, a through-lot with rear frontage along Wentworth Place; Lots 020 and 035 in Assessor's Block 0194 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 811 to establish a Public Facilities use occupying an approximately 4,200 portion of the existing mixed-use building located within the Chinatown Visitor Retail Zoning District and 50-N Height and Bulk District. This would allow for the temporary relocation of the Chinatown Library Branch so that it may continue to operate while the existing library structure undergoes capital improvements. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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: Williams, Braun, Imperial, Moore, Diamond
ABSENT: So
MOTION: [21589](#)

8. [2024-002372CUA](#) (J. KRAN: (628) 652-7429)
3322 FILLMORE STREET – east side between Chestnut Street and Lombard Street; Lot 033 in Assessor's Block 0492 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 712 to establish a Formula Retail Use (d.b.a. Hot 8 Yoga) within an existing one-story commercial building, located in the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, the Family Housing Opportunity SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#). The proposed hours of operation are from 6:30 AM to 9:00 PM Monday through Thursday, 6:30 AM to 7:30 PM on Friday, and 7:30 AM to 7:00PM on Saturdays and Sundays.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Williams, Braun, Imperial, Moore, Diamond
 ABSENT: So
 MOTION: [21590](#)

9. [2016-004403CUA](#) (C. ALEXANDER: (628) 652-7334)
2222 BROADWAY – northwest corner of Webster Street; Lot 070 in Assessor's Block 0564 (District 2) – **Informational Presentation** as required in Motion No. 20518 under Condition of Approval No. 16 for the Schools of the Sacred Heart Broadway campus. A Conditional Use Authorization approved by the Commission on September 12, 2019, for this project authorized phased student enrollment increases every academic year through the 2024-2025 enrollment while also calling for an informational update prior to the 2024-2025 academic year enrollment to inform the public of any modifications to the school's transportation management policies.
Preliminary Recommendation: None – Informational

SPEAKERS: None
 ACTION: None – Informational

C. COMMISSION MATTERS

10. LAND ACKNOWLEDGEMENT

Commissioner Imperial:

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.

11. CONSIDERATION OF ADOPTION:

- [Draft Minutes for June 13, 2024](#)
- [Draft Minutes for June 20, 2024](#)

SPEAKERS: None
 ACTION: Adopted
 AYES: Williams, Braun, Imperial, Moore, Diamond
 ABSENT: So

12. COMMISSION COMMENTS/QUESTIONS

President Diamond:

I know we have a number of guests today, but I believe that they will be addressed during the Director's Comments.

D. DEPARTMENT MATTERS

13. DIRECTOR'S ANNOUNCEMENTS

Elizabeth Watty, Director of Current Planning:

Hi. Thanks, Jonas. I'm here acting for Director Hillis, who is out of, on vacation this week. I wanted to let you all know and share that we're really excited. We wanted to announce our interns. As you know, we always have a wonderful Summer Internship Program. And although this year's is a little bit different, it's equally as wonderful. We've got 34 Planning interns this summer, and they're all here in attendance. This includes 11 college interns, as well as 23 high school interns. Both the college and high school interns are funded almost entirely by OFA, which is Opportunities For All, they, along with other partners at Youthworks and Enterprise For Youth, assisted in placing all of the interns and are also paying the salary of the interns. And in these tough times, we are very grateful for their support of this program. This year, OFA launched a new Color College Internship Program. It's part of the Black To San Francisco initiative led by the Human Rights Commission. So nine of our college interns this year are from HBCUs, Historically Black Colleges And Universities. The interns come to us from Morehouse, Clark, Atlanta, Tuskegee, Fisk, and Denison. We also have an intern from USF this year. In addition to that core group, we also have two other college interns, one from UCLA and one from Cal Poly, who are assisting with this with the high school intern program, as you recall, the young planners program or our high school interns, it's a program that was created many years ago to empower and educate our local youth about the field and career of Planning, which is really exciting that they get to do it in their hometown here. So their final projects are wrapping up, and they're going to be presenting on Friday the 26th and all Planning Commissioners, as well as our Historic Preservation Commissioners are invited. So just let us know if you'd like to join us. But we wanted to welcome them. And maybe if we could have all of our interns stand, do a little wave and hello, but we've got a great group. And a big thank you. So we're really excited to have everyone. It's been a great summer. Thanks.

14. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION

Audrey Merlone:

Good afternoon, Commissioners. Audrey Merlone, Planning staff, here for Aaron Starr.

At Land Use Committee this week, there were two items of interest to the Commission. The first was a resolution sponsored by President Peskin, that would impose interim controls requiring Conditional Use authorization for a change of use from a Health Service or Social Service to any other use in the Castro Street NCD or Upper Market Street NCD. These interim controls are in response to a non-profit mental health clinic located in the Upper Market Street NCD that informed President Peskin they are at risk of being evicted. This item had very little discussion before it was unanimously approved as a Committee Report. As a reminder: interim controls are not referred to the Commission for their review. They are established through resolutions and have an initial active period of 18 months from the date they are approved.

The other item of interest was the various amendments associated with the Stonestown Mall project. The Planning Commission heard the package of amendments associated with this project on May 9th of this year and voted to approve the project pursuant to the Development Agreement that was presented. These items were originally at Land Use Committee last week, where there was all around support for the project from both the Committee members and the public. A host of clerical amendments were made at that July 8th Committee hearing, which necessitated their continuance one week. As such, at Committee this week there was no discussion or public comment before the items were unanimously approved as Committee Reports.

At the Full Board this week, the various applications associated with the Stonestown project passed their first read, the interim controls for health and social services were adopted, and the Planning Code and Zoning Map amendments for 135 Kissling Street passed their final read.

Corey Teague, Zoning Administrator:

Good afternoon, President Diamond, Commissioners. Corey Teague, Zoning Administrator. The Board of Appeals did meet last night and they had two items on their agenda of interest to the Commission. The first was the coastal permit appeal for the Irish Cultural Center on 47th Avenue. Although that ultimately was continued to October 9th, so they didn't make a final decision on that last night. The other item was a building permit for the property at 363 Jersey Street and a very kind of unique scenario in history. That was a building permit for the addition, the expansion of a single family home. The project had originally proposed to add a second unit. There was a DR, it was never actually heard. It was on Consent, but it was always two units. That permit was ultimately appealed with the Board of Appeals, more on structural foundation grounds, but a special conditions permit was also issued for two units. Unfortunately the project was actually built out as only one unit and received a CFC as one unit. And so, the second unit was never actually constructed. The property was sold and then sold again to its current owner, and during the second sales period, a member of the public noticed that it was marketed as one unit and not two. There was a complaint. We went through the enforcement process. The new owner was surprised to find out that the single family home they bought had actually been permitted for two units. Because the original permit to add the second unit had gone to the Board of Appeals and they had, granted the appeal and made changes to that permit, we had to deny that permit so that they could appeal to go back to the Board of Appeals. The property owners request that permit was to legalize the existing condition as a single family home, as opposed to add the second unit. So there was an interesting discussion there. I think everyone kind of was on the same page that it was a very unfortunate situation, and then that clearly the Department's position was that on the whole, we'd rather have the unit, but we recognize the challenge that the current owner was in, and the Board ultimately voted unanimously to grant the appeal and have the permit issued to legalize it as a single family home, basically on the grounds that the existing property owner, in good faith, purchased it as a single family home and was not responsible. But they did express a lot of concern as specifically with DBI on how the building had been able to be built out and obtain a CFC as a single family home when the permit was intended to add a second unit. But that concludes my report.

President Diamond:

Question on that: are there currently procedures in place that would preclude DBI from doing that?

Corey Teague, Zoning Administrator:

Well, I think the standard procedures of ensuring that a project is built out as the permit calls for, I don't know if there's any extra procedures beyond that. I do know that that is a conversation we're going to be having, because of this case, because the Board of Appeal is very specifically, requested that Planning and DBI look into what can be done to help ensure that these, don't happen. There was public comment about the fact that this type of situation or a similar situation where the second unit is technically provided but substandard kitchen, not really, you know, not really a second unit is a potentially a larger issue, and there should be more, more ways to be able to keep that in check. So, I think that would be a continuing conversation. But I'm not aware of any specific procedures at DBI, to ensure that a, you know, other than the standard procedures to ensure something is built out, the way it was permitted.

Commissioner Moore:

Since this item is not particularly calendared, could we perhaps have a discussion about that subject matter in the future? I called Ms. Watty just the other day, not going into detail, asking a similar question on a related project. And I think it's time for us all to really pull together, including real estate disclosures, etc. I think if we do want to really protect the existing unit count, we need to do better than what we're hearing here, and perhaps we could schedule a meeting to go into more depth with each other about that. Thank you.

Jonas P. Ionin, Commission Secretary:

The Historic Preservation Commission did meet yesterday and adopted recommendations for approval for a number of Legacy Business Registry applications - the first being Bissap Baobab on Mission Street, Christopher's Books on 18th Street, The Fly Trap on Folsom Street, Lien Ying Tai Chi Chuan Academy on Walter U. Lum Place, Rocco's Cafe on Folsom Street, The Ramp on Terry A. Francois Boulevard, Java Beach Cafe on La Playa, Gallery 444 on Post and last but not least, El Faro on Folsom Street. Additionally, they adopted the Counterculture Historic Context Statement and heard an Informational Presentation on modifications being proposed for the Ferry Building.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Suggestions to solve HOUSING CRISIS during the REZONING. There has been a continuum of demolition and mergers (de facto and actual) and loss of sound housing throughout City for years. • Adjust the Demo Calcs which the Commission has the legislative authority to do, to better preserve sound existing housing. • Codify Flat Policy preserving Flats in original location and configuration for family housing typology. • Enforcement/prevention on front end, not after violation. Projects approved with a second unit or ADU should be built as approved with full kitchen and separated internally. • Have SB 423 Ministerial Approval for two units of market rate housing rescinded as this is a major loophole for high end housing that has been driven through by previous projects for years. • Reduce amount of interior wall removal allowed in Alterations particularly if the property is determined to be sound. Certainly for A-rated Historic Resources this should be so.

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.

15. [2024-004321PCAMAP](#) (V. FLORES: (628) 652-7525)
ESTABLISHING THE 555 9TH STREET SPECIAL SIGN DISTRICT – Planning Code and Zoning Map Amendments –
 An ordinance, sponsored by Supervisor Dorsey, to amend the Planning Code and Zoning Map to establish the 555 9th Street Special Sign District encompassing the real property consisting of Assessor's Parcel Block No. 3781, Lot No. 003, and to modify sign controls for the existing shopping center; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve

SPEAKERS: = Audrey Merlone – Staff report
 + Madison Tam, Legislative aide of Sup Dorsey – Introduction to the ordinance
 + Mark Loper – Response to comments and questions
 = Dan Sider – Response to comments and questions
ACTION: Adopted a Recommendation for Approval with Commission comments to be conveyed to the Supervisor.
AYES: So, Williams, Braun, Imperial, Moore, Diamond
ABSENT: None
RESOLUTION: [21591](#)

16. [2023-008546CUA](#) (K. AGNIHOTRI: (628) 652-7454)
3433 3RD STREET – southwest corner of Cargo Way; Lot 083 in Assessor's Block 5203 (District 10) – Request for **Conditional Use Authorization** of a Planned Unit Development (PUD) on a site that is over one-half acre to construct a new 16,200 square-foot Office Use pursuant to Planning Code Sections 210.3, 249.42, 303 and 304,

to allow the new construction of the two-story office building and to modify the front setback and landscape requirement as part of the Project. The project would dedicate 8,800 gsf to office space and 7,400 gsf to the assembly hall, for the United Brotherhood Of Carpenters and Joiners of America Local Union 22 ("Local 22") headquarters, along with 30 vehicular surface parking spaces, 10 Class 1 bicycle parking spaces and 4 Class 2 bicycle parking spaces within a PDR -2 (Production, Distribution And Repair – Core) Zoning District, India Basin Industrial Park SUD (Special Use District) and 65-J Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Kalyani Agnihotri – Staff report
 + Pat Mulligan – Project sponsor presentation
 + Speaker – Design presentation
 + Albert Sandoval – We need our own home
 ACTION: Approve with Conditions
 AYES: So, Braun, Imperial, Moore, Diamond
 RECUSED: Williams
 MOTION: [21592](#)

17. [2023-010843CUA](#) (J. DACEY: (628) 652-7415)
3756 22ND STREET –north side between Noe and Sanchez Streets; Lot 021 in Assessor's Block 3621 (District 8)
 – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.92 and 303, to legalize the excavation at the basement and first floor levels for a horizontal rear addition to an existing 3,405 square foot single-family dwelling within a RH-2 (Residential- House, Two Family) Zoning District, Central Neighborhoods Large Residence SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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: = Elizabeth Watty – Staff introduction
 = John Dacey – Staff report
 + Troy Kashanipour – Project sponsor presentation
 + Kim Albright – Project sponsor presentation
 + Robert Martin – Response to comments and questions
 = Elizabeth Watty – Response to comments and questions
 ACTION: Approved with Conditions
 AYES: So, Williams, Braun, Imperial, Moore, Diamond
 ABSENT: None
 MOTION: [21593](#)

ADJOURNMENT 1:37 PM

ADOPTED AUGUST 1, 2024