

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Remote Hearing

via video and teleconferencing

Thursday, January 14, 2021
1:00 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Aaron Starr, Andi Nelson, Maia Small, Miriam Chion, Jennifer McKellar, Samantha Updegrave, Xinyu Liang, Kimberly Durandet, David Winslow, Corey Teague – Zoning Administration, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2019-012567DRP (D. WINSLOW: (628) 652-7335)
36 DELANO AVENUE – between San Juan and Santa Ysabel Avenues; Lot 008 in Assessor's Block 3152 (District 11) – Request for **Discretionary Review** of Building Permit no.

2019.0605.2592 for the construction of a three-story, horizontal addition at the rear of an existing three-story, single family residence within a RH-1 (Residential-House, One 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
(Proposed for Continuance to January 28, 2021)

SPEAKERS: None
ACTION: Continued to January 28, 2021
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

2. 2019-020049CUA (K. GUY: (628) 652-7325)
1131 POLK STREET – east side of Polk Street between Sutter and Post Streets: Lot 001 in Assessor's Block 0691 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 303, and 723 to establish bar, restaurant, and nighttime entertainment uses on the basement and first floor of the subject property within the Polk Street NCD (Neighborhood Commercial District) Zoning District, Lower Polk Alcohol Restricted Use Subdistrict, and 80-T-120-T Height and Bulk District. The bar/restaurant would measure approximately 3,570 square feet. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
(Proposed for Continuance to February 4, 2021)

SPEAKERS: None
ACTION: Continued to February 4, 2021
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

- 3a. 2017-013728CRV (M. CHRISTENSEN: (628) 652-7567)
1021 VALENCIA STREET – located on the east side of Valencia Street between 21st and 22nd Streets, Lot 024 in Assessor's Block 3616 (District 9) – Request for **Concession/Incentive and Waiver from Development Standards**, pursuant to Planning Code Section 206.6 and California Government Code Section 65915 under State Density Bonus Law. The Project proposes to demolish an existing one-story 20' tall automotive repair building and construct a new six-story 65' tall (75' to penthouse) mixed-use building with 2,393 sq. ft. of retail sales and service area at the basement and ground level and 24 dwelling units including 12 one-bedroom and 12 two-bedroom units on levels one through six within the Valencia NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. Under the State Density Bonus, the Project requests Waivers from Height Limit, Rear Yard, and Dwelling Unit Exposure. 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: Adopt Resolution
(Proposed for Continuance to February 18, 2021)

SPEAKERS: None
ACTION: Continued to February 18, 2021
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

- 3b. 2017-013728DRP (D. WINSLOW: (628) 652-7335)
1021 VALENCIA STREET – between 21st and 22nd Streets; Lot 024 in Assessor's Block 3616 (District 9) – Request for **Discretionary Review** of Building Permit 2020. 0825.2609 to demolish an existing one-story 20' tall automotive repair building and construct of new six-story 65' tall mixed-use building with 2,393 sq. ft. of retail sales and service area at the basement and ground level and 24 dwelling units including 12 one-bedroom and 12 two-bedroom units on levels one through six within the Valencia NCT (Neighborhood Commercial Transit) Zoning District and 55-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\(h\)](#).
(Proposed for Continuance to February 18, 2021)

SPEAKERS: None
ACTION: Continued to February 18, 2021
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

11. [2007.0604X](#) (L. HOAGLAND: (415) 575-6823)
1145 MISSION STREET – southeast side of Mission Street; Lot 168 of Assessor's Block 3727 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to allow new construction of a six-story, 65-foot tall, mixed-use building (approximately 37,905 square feet) with 25 residential dwelling units, approximately 4,500 square feet of ground floor commercial, nine below-grade off-street parking spaces, one car-share parking space, 30 Class 1 bicycle parking spaces, and two Class 2 bicycle parking spaces on a vacant lot. The Project includes a dwelling-unit mix consisting of 15 one-bedroom units and 10 two-bedroom units. The project site is located within a MUO (Mixed-Use Office) Zoning District and 65-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 November 19, 2020)
Note: On June 11, 2020, after hearing and closing public comment, continued to July 9, 2020 by a vote of +7 -0. On July 9, 2020, without hearing, continued to August 27, 2020 by a vote of +7 -0. On August 27, 2020, without hearing, continued to November 19, 2020 by a vote of +6 -0. On November 19, 2020, without hearing, continued to January 14, 2021 by a vote of +7 -0.

SPEAKERS: None
ACTION: Continued to February 25, 2021
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

14. [2018-017283DRP](#) (D. WINSLOW: (628) 652-7335)
476 LOMBARD STREET – between Stockton and Grant Streets; Lot 017A in Assessor's Block 0062 (District 3) – Request for **Discretionary Review** of Building Permit no. 2018.1019.3722 for the construction of a horizontal and vertical addition to an existing single-family dwelling. The addition will include the infill of two western light wells, increase of building depth at rear, a third-floor vertical addition, rear yard decks at the second and third floors, and new rooftop deck with wood parapet walls to match existing siding located at the rear half of the building 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: Do Not Take Discretionary Review and Approve
(Continued from Regular hearing on January 7, 2021)

SPEAKERS: Justin Zucker – Continuance
ACTION: Continued to January 28, 2021
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

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. [2020-009361CUA](#) (X. LIANG: (628) 652-7316)
801 PHELPS STREET – east side of Phelps Street between Jerrold Avenue and Innes Avenue; Lot 020 in Assessor's Block 5272 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.9 and 303, to subdivide a 20,000 square foot lot into two parcels at 801 Phelps Street within a PDR-1-G (Production, Distribution & Repair - 1 – General) Zoning District and 65-J Height and Bulk District. Each parcel will be 10,000 square feet in size and contain one existing Industrial building. There is no physical change to the existing structures. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
MOTION: [20829](#)

C. COMMISSION MATTERS

5. Commission Comments/Questions

None

D. DEPARTMENT MATTERS

6. Director's Announcements

None
7. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

Aaron Starr, Manager of Legislative Affairs:

Good afternoon Commissioners. Aaron Starr, Manager of Legislative Affairs. At this week's Land Use Committee, there was rather a long hearing that included an informational presentation on the comprehensive Parnassus Heights Plan and the Memorandum of Understanding and an accompanying resolution urging the California Regents to consider postponing the proposed expansion plan EIR. The hearing on these items went until about 8:00 pm and the concerns expressed from members of the public were similar to those that you heard on this item last week. A hearing was also notable as Supervisor Melgar's first meeting as the Chair of the Land Use Committee; the other two members are Peskin and Preston. The resolution was intended to allow more time for some of the details of the MOU to be worked out. Ultimately the resolution did pass with a unanimous vote. Supervisor Melgar stated that she wanted the I's dotted and the T's crossed in explaining her support for the resolution and similar concerns about missing details were expressed by Supervisors Peskin and Preston.

Next, the Committee considered Supervisor Peskin's resolution to initiate landmark designation for the Diego Rivera Murals at the now closed SF Art Institute. There were some concern out there that the Institute was planning on selling them to settle some of their debts and the landmarking was intended to make sure that the art stays where it is. This claim was disputed by representatives of the SF Art Institute during public comment, but they did not object to the landmark designation. The initiation resolution was passed unanimously.

Finally, the Committee considered Supervisor Peskin's Interim Controls resolution that would require CU Authorization for expansion of new construction projects, extension or new construction projects that did not maximized density in RM, RC and RTO Districts. The controls placed a 2,000 square foot CU threshold on units as well. Since these are interim controls, they do not come to the Commission for review and comment; however, Supervisor Peskin did work with Planning staff on drafting the resolution and edit several of our comments and suggestions to the final controls. Public comment on this was interesting as it challenged traditional motions of what certain groups support. Members from more established neighborhoods group support the controls to maximize density while there was considerable objection to the interim controls from those that might classify themselves as YIMBYs. One of their main complaint was that the controls added more regulation to Planning process and did not contain any carrots on the sticks. Which is a fair point in something that the Planning Department is also concerned about, however, these controls are temporary and mentioned address in the immediate problem. There will be ample opportunity to craft permanent controls that encourage projects we want and not just discourage projects we don't. Interim controls allow for that opportunity. There are also species arguments expressed that this was an upzoning and impact the communities like the Mission which it is not. Not only are these zoning districts not widespread in the Mission, interim controls can only add process to address an immediate concern, it can't up-zone properties. After public comment and some technical questions from Chair Melgar and no comments from Supervisor Preston, the Committee then voted to forward this item to the Full Board as committee report.

At the Full Board this week Supervisor Peskin's resolution to initiate landmark designation for 447 Battery Street passed its -- it was adopted. The resolution to initiate designation for One Montgomery Street was also adopted. The Interim Controls for the RCR and RTO

Districts were adopted and initiate landmark designation for the Diego Rivera Murals was also adopted. And finally, the resolution asking for a delay in the EIR for the Parnassus Campus was also adopted. That concludes my report and I am happy to answer any questions.

Commissioner Tanner:

Not fast enough with my typing. Just a question for the Parnassus Campus. Do you have any insight if this would affect the Regents' work and their approvals? And then, the subsequent MOU that was supposed to be signed or any insight into -- if that will delay that in their meeting, in their decision making?

Aaron Starr, Manager of Legislative Affairs:

I don't think it will. I think that the Regents, from what I read in the paper, aren't delaying their meeting, so, it was a nonbinding resolution. And also, the MOU that we are entering in is not legally enforceable which is one of the complaints that they had during the hearing.

Rich Hillis, Planning Director:

And just to add on to that too, Commissioner Tanner. The UC Regents are scheduled still to vote next week on this, and then, we couldn't execute the MOU until after they act because they need to certify the EIR.

Commissioner Tanner:

So, is there any sense in what the pathway forward would be? If the Board were to do -- I mean I guess -- it seems that it may the Board's actions may or may not impact the Regents and may or may not impact the MOU. Is that accurate?

Rich Hillis, Planning Director:

Yes. There's still an ability, you know, as Aaron Starr said -- to dot the I's and cross T's on the MOU and make some changes, but it doesn't look as if that resolution is going to change the course at the Regents.

Commissioner Tanner:

Okay. Thank you very much.

Rich Hillis, Planning Director:

Sure.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish -- The point of the comments is to focus on the Demo Calcs for this project specifically and then as an example, generally, for similar projects so the Commission can consider using Section 317 (b) (2) (D) as the Commission is allowed under the Planning Code. The sending in of the slides flashing on the screen is not to cause an enforcement action due to the potential loss of a legal, rent controlled unit, but rather to encourage the Commission to take a proactive position by looking back at this project as well as other similar projects and their outcomes and then to look forward, by adjusting the Demo Calcs. Adjusting the Demo Calcs can preserve housing and preserve relative affordability, including rental units,

which is the legislated intent of Section 317. Everyone reading "Architecture for our city" in the 1/10/2021 Chronicle R.E. Section, should have broad questions.

F. REGULAR CALENDAR

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

8. [2020-008417CWP](#) (A. NELSON: (628) 652-7444)
HOUSING RECOVERY – **Informational Presentation** – Staff from the Planning Department, Mayor's Office of Housing and Community Development, Department of Homelessness and Supportive Housing, and Department of Public Health will present information on the current conditions, efforts underway, and proposed efforts to support public health and housing for the city's residents, focusing on vulnerable populations, in response to the COVID-19 and economic crises.

Preliminary Recommendation: None – Informational

SPEAKERS:

- = Rich Hillis – Introduction
- + Dr. Deborah Borne – Department of Public Health Presentation
- + Andi Nelson – Staff Presentation
- + Dylan Schneider – Department of Homelessness and Supportive Housing Presentation
- + Lydia Ely – Mayor's Office of Housing and Community Development Presentation
- = Maia Small – Staff Presentation
- David Woo – Impacted communities, eviction protection
- + Corey Smith – Economic opportunity, data is consistent w/ housing growth and job growth
- Mary Travis Allen – Include the American Indian community on the data
- Curtis – A lot more needs to happen
- = Georgia Schuttish – The Leonhardt Chart from 2017 is a good illustration of the income inequality that faces SF. The income inequality really took off in 2014 according to the chart and that was around the time that the Extreme Alterations also took off. Projects permitted as Alterations were Demolitions and then ultimately sold for great deal of money as spec projects. This was within five years of the Demo Calcs being enacted and within five years of the Staff saying they may come back to you with...."....recommendations for adjustment of some of the thresholds that the code empowers you to make, particularly about the thresholds for alteration projects that are tantamount to demolitions" Section 317 (b) (2) (D) empowers you as the staff said back in March 2009 to immediately move on this to help the Housing Recovery. I will send a follow up letter.
- Diana Flores – Latin X population
- Charles Heard – Meeting
- Gabriela Ruiz – Lower income neighborhood
- Lorraine Petty – Affordable housing

- Speaker – Data not accurately reflected for the American Indian community

- Dale Seymour – More decent housing, SROs

= Miriam Chion – Response to questions

ACTION: Reviewed and Commented

9. [2017-004557ENV](#) (J. MCKELLAR: (628) 652-7563)
550 O'FARRELL STREET – north side of O'Farrell Street between Leavenworth and Jones Streets; Lot 009 in Assessor's Block 0318 (District 6) – Certification of the **Final Environmental Impact Report**. The final EIR evaluates a proposed project and a project variant. The proposed project would demolish all but the façade of the existing two-story-over-basement parking garage and construct a 13-story-over-basement residential tower with 111 dwelling units, 1,300 square feet (sf) of ground-floor retail or residential amenity space, and 156 bicycle parking spaces. The project variant would demolish the existing garage and construct a 13-story over-basement residential tower with 116 dwelling units, 1,300 sf of ground-floor retail or residential amenity space, and 156 bicycle parking spaces. The proposed project and project variant do not propose any vehicle parking. The project site is within a RC-4 (Residential-Commercial High Density) Zoning District, 80-T-130-T Height and Bulk District, and North of Market Residential SUD (Subarea No. 1).
Please Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on July 7, 2020. Public comment will be received when the item is called during the hearing; however, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify

(Continued from Regular hearing on December 10, 2020)

SPEAKERS: = Jennifer McKellar – Staff Presentation
 = Samantha Updegrave – Staff Presentation
 + Kabir Seth - Project Sponsor Presentation
 + Adam – Maximizes density, sustainability
 + David Elliot Lewis – Useful and helpful for the neighborhood, community benefits agreement
 + Gabriela Ruiz – Community benefits agreement
 + Speaker – Support current action plan goals
 + Sara Ogilvie – Inclusionary rate, bicycle parking spaces
 + Smith – Bring more families in, maintain historical aspects
 + Corey Smith – Inclusionary housing requirements, petitions
 + Speaker – Support
 + Speaker – Design presentation
 + Kristen Jensen – City Attorney, response to questions

ACTION: Certified

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

MOTION: [20830](#)

- 10a. [2017-004557ENV](#) (S. UPDEGRAVE: (628) 652-7563)
550 O'FARRELL STREET – north side of O'Farrell Street between Leavenworth and Jones Streets; Lot 009 in Assessor's Block 0318 (District 6) – Request for **Adoption of CEQA Findings**, a Statement of Overriding Considerations, and a Mitigation and Monitoring Reporting Program under the California Environmental Quality Act (CEQA). The project would demolish all but the façade of the existing two-story parking garage and construct a 13-story over-basement residential tower with 111 dwelling units within a RC-4 (Residential-Commercial High Density) Zoning District, 80-T-130-T Height and Bulk District, and North of Market Residential SUD (Subarea No. 1). Dwelling unit density is increased utilizing Planning Code Section 207(c)1 and providing on-site inclusionary affordable units.

Preliminary Recommendation: Adopt

(Continued from Regular hearing on December 10, 2020)

SPEAKERS: Same as item 9.

ACTION: Adopted

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

MOTION: [20831](#)

- 10b. [2017-004557CUA](#) (S. UPDEGRAVE: (628) 652-7563)
550 O'FARRELL STREET – north side of O'Farrell Street between Leavenworth and Jones Streets; Lot 009 in Assessor's Block 0318 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 253, 263.7, 271, and 303 to allow a structure over 40 feet in height on a lot with more than 50 feet of street frontage in a RC Zoning District, a structure above the 80-foot base height in the North of Market Residential SUD (Subarea No. 1), and Bulk Limit Exceptions. The project would demolish all but the facade of the existing two-story parking garage and construct a 13-story over-basement residential tower with 111 dwelling units within a RC-4 (Residential-Commercial High Density) Zoning District, 80-T-130-T Height and Bulk District, and North of Market Residential SUD (Subarea No. 1). Dwelling unit density is increased utilizing Planning Code Section 207(c)1 and providing on-site inclusionary affordable units. 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 10, 2020)

SPEAKERS: Same as item 9.

ACTION: Approved with Conditions

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

MOTION: [20832](#)

- 10c. [2017-004557VAR](#) (S. UPDEGRAVE: (628) 652-7563)
550 O'FARRELL STREET – north side of O'Farrell Street between Leavenworth and Jones Streets; Lot 009 in Assessor's Block 0318 (District 6) – Request for a **Variance**, pursuant Planning Code Section 305, from the requirements for a Rear Yard (Section 134) and Dwelling Unit Exposure (Section 140). The project would demolish all but the façade of the existing two-story parking garage and construct a 13-story over-basement residential tower with 111 dwelling units within a RC-4 (Residential-Commercial High Density) Zoning District, 80-T-130-T Height and Bulk District, and North of Market Residential SUD (Subarea

No. 1). Dwelling unit density is increased utilizing Planning Code Section 207(c)1 and providing on-site inclusionary affordable units.

(Continued from Regular hearing on December 10, 2020)

SPEAKERS: Same as item 9.

ACTION: ZA Closed the PH and Granted the requested Variances

12. [2018-015815AHB](#) (X. LIANG: (628) 652-7316)
1055 TEXAS STREET – east side of Texas Street between 23rd and 25th Streets; Lots 032 and 033 in Assessor's Block 4224 (District 10) – Request for **HOME-SF Project Authorization**, pursuant to Planning Code Sections 206.3 and 328, to allow construction of a five-story-over-two basements, 49-foot-tall building with 25 dwelling units on two vacant lots at 1055 Texas Street within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District. The building would contain approximately 20,329 gross square feet and provide approximately 3,015 square feet of usable common open space, and 374 square feet of private open space for the residents in the rear yard and on roof decks above the fourth and fifth floors. A total of 25 Class 1 bicycle parking spaces would be provided in a basement-level bicycle room and four Class 2 spaces on the sidewalk adjacent to the project site. The Project would also include a lot merger of Lots 032 and 033 on Block 4224. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Xinyu Liang – Staff Presentation

+ John Kevlin – Project Sponsor Presentation

ACTION: Approved with Conditions

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

MOTION: [20833](#)

13. [2019-006959CUA](#) (K. DURANDET: (628) 652-7315)
656 ANDOVER STREET – west side of Andover Street, Lot 002 in Assessor's Block 5744 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to remove an unauthorized dwelling unit from the ground floor basement/garage level of an existing two-family, three-story residential building. The building would retain the two existing legal dwelling units. The site is located within a RH-2 (Residential-House, Two Family) Zoning District, Bernal Heights 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).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Kimberly Durandet – Staff Presentation

+ Devin Ruppenstein – Project Sponsor Presentation

ACTION: Approved with Conditions

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

MOTION: [20834](#)

G. DISCRETIONARY REVIEW CALENDAR

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

15. [2017-011977DRP-02](#) (D. WINSLOW: (628) 652-7335)
[3145-3147 JACKSON STREET](#) – between Lyon and Presidio Streets; Lot 017 in Assessor's Block 0983 (District 2) – Request for **Discretionary Review** of Building Permit no. 2018.1010.2850 for the construction of a one-story vertical addition and two-level below grade addition and a horizontal addition at the front to create a three-car garage; existing lightwells reduced, and decks added at the front and rear of a two-unit building within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. One of the two units will be enlarged 226% (6,904 gsf total). 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 January 7, 2021)

SPEAKERS: = David Winslow – Staff Report
- Ryan Patterson – DR 1 Presentation
- Michael Borgani – DR 2 Presentation
+ Justin Zucker – Project Sponsor Presentation
+ Steve Geiszler – Project Sponsor Presentation
+ Steve – No objection
- Candace – Concerns to light, air, and privacy
- Tully Murphy – DR 1 Rebuttal

ACTION: No DR
AYES: Tanner, Chan, Diamond, Fung, Imperial, Koppel
NAYS: Moore
DRA: [732](#)

ADJOURNMENT 4:38 PM
ADOPTED JANUARY 28, 2021