

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, October 17, 2024
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: SO, MOORE, BRAUN, CAMPBELL, MCGARRY, WILLIAMS
COMMISSIONERS ABSENT: IMPERIAL

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SO AT 12:11 PM

STAFF IN ATTENDANCE: Aaron Starr, Jeff Horn, Vincent Page, Kurt Botn, Claudia Asbagh, Charles Enchill, David Winslow, Corey Teague – Zoning Administrator, Elizabeth Watty – Director of Current Planning, 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 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. 2024-007906GPA (A. MERLONE: (628) 652-7534)
CENTRAL SOMA AND TRANSIT CENTER DISTRICT COMMERCIAL DEVELOPMENT REQUIREMENTS – General Plan Amendment – Ordinance, initiated by the Planning Commission, amending the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District Sub-Area Plan areas; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.
(Proposed for Continuance to October 24, 2024)

SPEAKERS: None
ACTION: Continued to October 24, 2024
AYES: Campbell, McGarry, Williams, Braun, Moore, So
NAYS: None
ABSENT: Imperial

- 1b. 2024-006988PCAMAP (A. MERLONE: (628) 652-7534)
CENTRAL SOMA AND TRANSIT CENTER DISTRICT COMMERCIAL DEVELOPMENT REQUIREMENTS [BOARD FILE NO. 240787] – **Planning Code and Zoning Map Amendment** – Ordinance, introduced by the Mayor, amending the Planning Code and Zoning Map to reduce commercial development requirements in the Central SoMa Special Use District and remove the Transit Center C-3-0(SD) Commercial Special Use District; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
(Proposed for Continuance to October 24, 2024)

SPEAKERS: None
ACTION: Continued to October 24, 2024
AYES: Campbell, McGarry, Williams, Braun, Moore, So
NAYS: None
ABSENT: Imperial

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.

2. 2024-004178CUA (M. DONG: (628) 652-7426)
5214 DIAMOND HEIGHTS BOULEVARD – south side between Duncan Street and Gold Mine Drive; Lot 006 in Assessor’s Block 7521 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.12, 303, 303.1, and 713, for a change of use from a Laundromat use and to a Formula Retail Gym use (d.b.a. Club Pilates), in an existing vacant storefront, within a one-story, commercial building in the Diamond Heights Shopping Center within a NC-S (Neighborhood Commercial, Shopping Center) 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 September 12, 2024)

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Campbell, McGarry, Williams, Braun, Moore, So
NAYS: None
ABSENT: Imperial
MOTION: 21625

C. COMMISSION MATTERS

4. LAND ACKNOWLEDGEMENT

President So:

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.

5. COMMISSION COMMENTS/QUESTIONS

President So:

So, I actually would like to make an announcement acknowledging that our fellow Commissioner Imperial has a death in her family and so, she won't be here to join us today, and we send our deepest condolences to her and her family.

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

Jonas P. Ionin, Commission Secretary:

There is no report from the Board of Supervisors or the Board of Appeals, but the Historic Preservation Commission did meet yesterday where they adopted recommendations for approval for three Legacy Business applications for Oscar's Photo Lab on Brannan Street, P.A.C.T. Incorporated (Plan of Action for Challenging Times) on Divisadero Street, and Shaw Shoes on Union Street.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Discussion between Director Hillis and Commissioner Williams on CUA for Wisconsin project 10/10/24 was important. Commissioner Williams brought up issues never dealt with regarding sound and livable housing, whether a CUA or major Alteration project. Needs thorough discussion rooted in history about Soundness as Section 317 was developed two decades ago. Director Hillis framed Section 317 goals incorrectly. Overly large homes and increasing density are not point of Section 317. They are byproduct. Section 317 is about words in Code. Look at Findings in Section 317 (a) and Section 317 (b) (2) (D) which has not been implemented as intended. Section 317 has tool that has never been used. Commission should preserve existing housing for reasons enumerated in Findings and use legislative authority to adjust values of Demo Calcs to prevent Alterations becoming Demolitions. Protect PEGs per Housing Element. Commission should hold public hearing on adjusting Demo Calcs.

Speaker – Lot for sale at Cosmo Place, perfect for green space

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.

3. [2023-010718CUA](#) (W. WONG: (628) 652-7466)
1337 MISSION STREET – southwest corner of Washburn Street; Lot 037 in Assessor's Block 3509 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303, to establish a Parcel Delivery Service Use (a cannabis delivery business), within an existing vacant retail space on the second floor of an existing three story commercial building, within a C-3-G (Downtown General Commercial) Zoning District and 160-M Height and Bulk District. There will be no expansion of the existing building envelope. 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: - Mark Gleason – Request to pull off of Consent and for a continuance
 = Wesley Wong – Staff report
 + Ajaz Syed – Project sponsor presentation
 - Mark Gleason – Would like to have continued discussion with the applicant regarding adequate wages and benefits, compliance with legislation
 - Rudy Gonzales – Request a limited continuance
 ACTION: After being pulled off Consent, Continued to October 24, 2024
 AYES: Campbell, McGarry, Williams, Braun, Moore, So
 NAYS: None
 ABSENT: Imperial

8. [2024-007228PCA](#) (V. FLORES: (628) 652-7525)
AUTHORIZE INCREASES TO THE AFFORDABLE PRICE AND INCOME LIMITS FOR CERTAIN BELOW MARKET RATE OWNED UNITS [BF 240802] – **Planning Code Amendments** – An ordinance, sponsored by Supervisor Melgar, to amend the Planning Code to allow certain Below Market Rate (BMR) Owned Units to be resold at a price affordable to households at an increased Area Median Income (AMI) level, and to increase the qualifying AMI limit for BMR purchasers; and 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 pursuant to Planning Code, Section 302.
Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications
 (Continued from Regular hearing on October 10, 2024)
Note: On October 10, 2024, after hearing and closing public comment, and after a motion to Adopt a Recommendation for Approval with modifications to delegate; recommend the BoS consider a sunset clause; and to include a reporting mechanism failed +3 -3 (Williams, Imperial, Moore against); Continued to October 17, 2024 by a vote of +5 -1 (Campbell against; Braun absent).

SPEAKERS: = Aaron Starr – Staff report
 +Supervisor Myrna Melgar – Explains and respond to comments and questions regarding the ordinance
 + Cissy Yin – Response to comments and questions
 + John Avalos – Consider amendments, redesign homeownership programs
 - Calvin Welch – Include developer's responsibility to meet
 + Amy Jansuk – BMR owner trying to sell
 + Simon Jansuk – Keep BMR price affordable
 + Jennifer Rosdail – Buyers
 ACTION: Adopted a Recommendation for Approval as amended to include:

Ten-unit trigger for a report to the CPC; and Delegation of authority to Staff.
 AYES: Campbell, McGarry, Williams, Braun, So
 NAYS: Moore
 ABSENT: Imperial
 RESOLUTION: [21626](#)

9. [2024-007339PCA](#) (A. STARR: (628) 652-7533)

UNAUTHORIZED AND RENT-CONTROLLED DWELLING UNITS [BF 240803] – Planning Code Amendment – Ordinance amending the Planning Code to require the Planning Department to investigate the presence and number of Unauthorized Dwelling Units at properties subject to a Development Application; refer design professionals that fail to disclose the presence of Unauthorized Dwelling Units to any applicable licensing board or regulatory agency; post online whether a property is subject to a regulatory agreement subjecting any units on the property to the San Francisco Residential Rent Stabilization and Arbitration Ordinance; and inspect properties prior to recommending approval of any loss of a Residential Unit or Unauthorized Dwelling Unit; 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.

Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications

(Continued from Regular hearing on October 10, 2024)

SPEAKERS: = Aaron Starr – Staff report
 + Supervisor Myrna Melgar – Introduction to ordinance
 - Brett Gladstone – Fine and liability concerns
 - Susana Douglas, AIA – Request continuance, impacts to design professionals
 - Howard Fletcher, AIA – Impacts to architectural community, effects on licensure
 + Ozzy Rohm – Architects responsibility
 + John Avalos – Stabilizing housing, tenant protections
 + Georgia Schuttish – Pre-app meeting form
 = Kirsten Jensen, Deputy City Attorney – Response to comments and questions
 = Elizabeth Watty – Response to comments and questions
 ACTION: Adopted a Recommendation for Approval with Staff modifications as amended by the Supervisor
 AYES: Campbell, McGarry, Williams, Braun, Moore, So
 NAYS: None
 ABSENT: Imperial
 RESOLUTION: [21627](#)

10. [2024-008341PPS](#)

915 BRYANT STREET – south side of Bryant Street between Langton and 7th Streets; Lot 065 in Assessor’s Block 3780 (District 6) – **Informational Presentation** for the proposed construction of a housing development project pursuant to Government Code Section 65913.4 (SB 423), in an area subject to Government Code section 65913.4(q). The Project would demolish the existing two-story commercial building and construct a new six-story residential building containing 10 dwelling units with 5 off-street parking spaces and 7 Class 1 bicycle parking spaces utilizing the State Density Bonus Law. The Project Sponsor submitted a notice of intent to construct the project on September 13, 2024. After the hearing and upon completion of tribal consultation, a formal application may be submitted following the project sponsor’s review of any public testimony and written comments from the hearing.

Preliminary Recommendation: None – Informational

SPEAKERS: + Speaker – Project Sponsor presentation
 + Rudy Gonzales – Proactive developer
 ACTION: None – Informational

11. [2024-008754PPS](#)

777 SUTTER STREET – south side between Jones and Taylor Streets; Lot 029A in Assessor's Block 0298 (District 3) – **Informational Presentation** for the proposed construction of a housing development project pursuant to Government Code Section 65913.4 (SB 423), in an area subject to Government Code section 65913.4(q). The Project consists of a 36-unit State Density Bonus project with a 1,480 square foot ground floor commercial space. The project sponsor submitted a notice of intent to construct the project on September 16, 2024. After the hearing and upon completion of tribal consultation, a formal application may be submitted following the project sponsor's review of any public testimony and written comments from the hearing.

Preliminary Recommendation: None – Informational

- SPEAKERS:
- + Roxanna McCovey – Project sponsor presentation
 - Thomas Schneider – Concerns, what will it add to the neighborhood
 - Michael Stenberg – Height out of character of the neighborhood, loss of sunlight
 - Janet Potter – Need to retain to protect the vision of urban life
 - Ozzy Rohm – Unnecessary project
 - + Rudy Gonzales – Utilization of local apprentices
 - Donald Whiten – Within the historic district, does not meet preserving the architectural integrity of the neighborhood
 - Ian Bellalaquah – Disrespectful to the historic district, reduce height
 - Courtney Damkroger – Will set precedent for out-of-scale projects, doesn't address affordability
 - + Jane Natoli – Addresses the housing shortage
 - Speaker – Not a neighborhood restaurant, scale and scope, not affordable
- ACTION: None – Informational

12. [2015-014028DVA-02](#)

(J. HORN: (628) 652-7366)

3333 CALIFORNIA STREET – south side of California Street, west side of Presidio Avenue, north side of Masonic and Euclid Avenues, and east side of Laurel Street; Lot 003 in Assessor's Block 1032 (District 2) – Request for **Modifications to the Development Agreement** between the City and County of San Francisco and "Laurel Heights Partners, LLC" in association with the 3333 California Street Mixed-Use Project. The modification would amend the Development Agreement and its Financing Plan (Board of Supervisors File No. 240797) to allow for the implementation of an Enhanced Infrastructure Financing District (EIFD) under Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code. The EIFD would extend the term, modify the affordable housing requirements, allow the project to qualify for the Temporary Fee Reduction Program under Planning Code, Section 403, and include a finance plan with a framework to use incremental property tax revenue to fund the Project's public capital facilities and affordable housing. The 3333 California Street Mixed-Use Project has undergone environmental review pursuant to California Environmental Quality Act (CEQA). The Planning Commission certified the EIR and CEQA findings for the 3333 California Street Mixed-Use Development project on September 5, 2019. The Environmental Review Officer certified an addendum to the certified EIR for the 3333 California Street Mixed-Use Project on October 10, 2024.

Preliminary Recommendation: Approve

- SPEAKERS:
- = Jeff Horn – Staff report
 - + Lorenzo Rosas, legislative aide to Sup. Stefani – Support to amendment
 - + Leigh Lutenski – OEWD presentation
 - + Dan Safier – Project sponsor presentation
 - + Ryan Bencaster – Good project
 - + Jane Natoli – Big opportunity and access to a lot of amenities
 - + Armand Domalewski – Expensive to live in this city, good project
 - + Matt Regan – EIFD, supports the child care facility
 - + Paul Geduldig, JCC – Will create a more vibrant neighborhood
 - + Kathy Devincenzi – Clarification on the 2nd amendment, green open space
 - + Ramie Dare, Mercy Housing – Addresses housing shortage

+ Briana Morales – Accessible affordable housing, support local business
 + Rudy Gonzales – Labor benefits, workforce training opportunities
 = Tina Kwok – Big project for a residential neighborhood, years to build
 = Georgia Schuttish – Impact to RHNA numbers since it will take years to build

ACTION: Approved
 AYES: Campbell, McGarry, Williams, Braun, Moore, So
 NAYS: None
 ABSENT: Imperial
 RESOLUTION: [21628](#)

13. [2014-002541PHA-04](#) (J. HORN: (628) 652-7366)
700 INNES AVENUE - INDIA BASIN – The area generally bounded by Innes Avenue on the southwest, the Griffith Street right-of-way on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (largely excluding parcels with structures); Lot 4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/025, 026; 4597/025, 026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B (District 10) – Request for an **Amendment to the Design Standards and Guidelines (DSG)** for the India Basin Mixed Use Project. The amendments, by adding Chapter 08 to the document, would enable an additional development scenario under which the Flats portion of the site could be developed. In this scenario the Flats portion would contain 150 dwelling units in the form of Small Lot Homes. Chapter 08 establishes the design controls for the updated streets and laneways, public realm and open spaces within the Flats portion, and controls for the architectural design and form of the Small Lot Homes along with controls for utilities and services.
Preliminary Recommendation: Approve
[Disclosure by Commissioner Braun at 4 :03 :22 – 4 :04 :11](#)

SPEAKERS: = Jeff Horn – Staff report
 + Amanda Wolfe – Project sponsor presentation
 + Leo Chow – Design presentation
 + Joanne Abernathy – Would like to see more come to the Bayview
 + Kurt Grimes – In line with the affordable housing in the Bayview
 + Jill Fox – Fewer larger homes, balance of commercial and residential
 + Carlito Berg – BIPOC affordable housing developer
 + Brianna Morales – Can maintain the density, catalyst for positive change in the community
 + Rudy Gonzales – Union trades, recruitment of Women of Color
 + Sarah Moos Thompson – Response to comments and questions
 + Jonathan Cherry, OEWD – Response to comments and questions

ACTION: Approved
 AYES: Campbell, McGarry, Williams, Braun, Moore, So
 NAYS: None
 ABSENT: Imperial
 MOTION: [21629](#)

14. [2024-005356CUA](#) (V. PAGE: (628) 652-7396)
229-233 WHITNEY STREET – east side between Fairmount and Chenery Streets; Lot 025 in Assessor's Block 6685 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to legalize the demolition of a two-story residential building with three dwelling units (as defined under the Planning Code) and construct a four-story, approximately 4,700 gross square-foot building with two dwelling units and an attached, State-mandated Accessory Dwelling Unit in the rear yard, three off-street automobile parking spaces, and three Class 1 bicycle parking spaces 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

(Continued from Regular hearing on September 26, 2024)

SPEAKERS: = Vincent Page – Staff report
 + Laura Strazzo – Project sponsor presentation
 + Martin Kellogg – Design presentation
 - Kevin Kearney – 225 Whitney, concerns with light
 - Mike Lizzo – Impacts to 225 Whitney, light
 - Marianne Taleghani – Neighbors concerns
 - Adam Cross – Glaring privacy issues, SB 330
 - Speaker – Illegal behavior of the developers
 + Corey Smith – SB 330, we need to add more housing
 - Georgia Schuttish – Put back the building as it was
 = Corey Teague – Response to comments and questions
 = Rich Hillis – Response to comments and questions
 = Elizabeth Watty – Response to comments and questions

ACTION: Adopted a Motion of Intent to Disapprove and Continued to October 24, 2024, with direction to the Sponsor

AYES: Campbell, McGarry, Williams, Braun, Moore, So

NAYS: None

ABSENT: Imperial

15. [2023-007010CUA](#) (K. BOTN: (628) 652-7311)

1310 JUNIPERO SERRA BOULEVARD – west side of Junipero Serra Boulevard at the cross street of Thomas More Way; Lot 036 in Assessor's Block 7380 (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 209.1 and 303 to construct a one-story 25-foot tall accessory maintenance and facility building for the San Francisco Golf Club (approximately 20,060 gross square feet) the building will house administration offices for the maintenance staff, a repair shop for maintenance purposes for the San Francisco Golf Club. The Project also proposes a surface parking lot consisting of 25 parking spaces located to the west of the proposed maintenance facility. The subject property is located within a RH-1(D) (Residential House, One Family - Detached) 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 August 1, 2024)

SPEAKERS: = Kurt Botn – Staff report
 + John Kevlin – Project sponsor presentation
 - Dave Greenbaum – Organized opposition
 - Linda Shah – Organized opposition
 - Andea Posadas – Organized opposition
 - Deacon Abbie – Reconsider the setbacks
 - Candace – Fire safety
 + Fatima – Expand the breakroom for service workers
 - Illana Poulu – Traffic safety
 - Joe Duncan – Not on top of a preschool
 + Speaker – Outdated faculty
 - Speaker – Will put the students at risk
 - Speaker – Build elsewhere, impact to students
 - Speaker – Concerns that will affect generations to come

- David Canepa – Toxic materials, noise pollution, impacts to students
 + Daniel Robinson – Response to comments and questions
 = Claudia Asbaugh – Response to comments and questions
 = Rich Hillis – Response to comments and questions
 ACTION: After hearing and closing public comment; Continued to January 9, 2025 with direction for the Sponsor.
 AYES: Campbell, McGarry, Williams, Braun, Moore, So
 NAYS: None
 ABSENT: Imperial

- 16a. [2019-020611CUA](#) (C. ENCHILL: (628) 652-7551)
5114-5116 3RD STREET – west side between Bayview Street and Thornton Avenue; Lot 004 in Assessor's Block 5358 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to legalize the demolition of a dwelling unit located within a legal noncomplying auxiliary structure (5116 3rd Street) at the rear of the subject property. The unit was demolished without a building permit and has since been replaced with a new structure in roughly the same location and building footprint. Currently, the project site includes a mixed-use building at the front of the lot with one dwelling unit on the second floor and a commercial space on the ground floor (5114 3rd Street). At the rear is the new structure, which will serve the dwelling unit in the main building as accessory habitable space. The project is within the Bayview NCD (Neighborhood Commercial) Zoning District, Third Street SUD (Special Use District), Third Street Alcohol Restricted Use District, Priority Equity Geographies SUD (Special Use District), Fringe Financial Service Restricted 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 Modifications

SPEAKERS: = Charles Enchill – Staff report
 + Kathleen Anderson – Project sponsor presentation
 + April Spears Mays – Revitalize the existing commercial space
 + David Burns – Approve
 + Speaker – Response to comments and questions
 = Corey Teague – Response to comments and questions
 ACTION: Approved with Conditions
 AYES: Campbell, McGarry, Williams, Braun
 NAYS: Moore, So
 ABSENT: Imperial
 MOTION: [21630](#)

- 16b. [2019-020611VAR](#) (C. ENCHILL: (628) 652-7551)
5114-5116 3RD STREET – west side between Bayview Street and Thornton Avenue; Lot 004 in Assessor's Block 5358 (District 10) – Request for **Variance** to address the Planning Code requirement for Rear Yard [PC 134], to legalize the proposed building approximately 16 feet 8 inches in height, 295 square feet in size within the Bayview NCD (Neighborhood Commercial) Zoning District, Third Street SUD (Special Use District), Third Street Alcohol Restricted Use District, Priority Equity Geographies SUD (Special Use District), Fringe Financial Service Restricted Use District and 40-X Height and Bulk District.

SPEAKERS: Same as item 16a.
 ACTION: ZA closed the PH and took the matter under advisement

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by the project sponsor team; followed by public comment. 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. [2022-009019DRP-02](#) (D. WINSLOW: (628) 652-7335)
1329 BAY STREET – south side between Gough and Octavia Street; Lot 038 in Assessor's Block 0472 (District 2)
 – Request for **Discretionary Review** of Building Permit Application No. 2022.0718.8719 for the construction of a fourth-story horizontal addition to a four-story two-family residential building within a RM-1 (Residential Mixed – Low Density) 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: Do Not Take Discretionary Review and Approve

SPEAKERS:	= David Winslow – Staff report - Suheil Shatara – DR 1 presentation - RJ Mahadev – DR 2 presentation + Jeff Burris – Project sponsor presentation - Speaker – DR 1 rebuttal + Salman Shariat – Project sponsor rebuttal
ACTION:	No DR
AYES:	Campbell, McGarry, Williams, Braun, Moore, So
NAYS:	None
ABSENT:	Imperial
DRA:	862

ADJOURNMENT 8:19 PM

ADOPTED NOVEMBER 7, 2024