

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

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

**Thursday, December 7, 2023**  
**12:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: TANNER, MOORE, BRAUN, DIAMOND, IMPERIAL, KOPPEL, RUIZ  
COMMISSIONERS ABSENT: NONE

THE MEETING WAS CALLED TO ORDER BY PRESIDENT TANNER AT 12:00 PM

STAFF IN ATTENDANCE: Aaron Starr, Michelle Taylor, Kate Conner, Dan Sider, Patrick Race, Kalyani Agnihotri, Laura Ajello, David Winslow, Rich Hillis – Planning Director, 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.

1. 2022-001045CUA (C. FEENEY: (628) 652-7313)  
2515 FOLSOM STREET – east side between 21st and 22nd Street; Lot 029 in Assessor's Block 3613 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 209.1, 303, and 317 to allow for the demolition of an existing single-family home and to construct a new four-story residential building with four dwelling units, roof decks, and a garage with four parking spaces in stackers, within a RH-3 (Residential- House, Three Family) 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*  
**(Proposed for Continuance to January 18, 2024)**

SPEAKERS: None  
 ACTION: Continued to January 18, 2024  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: None

2. 2022-005728DRP (D. WINSLOW: (628) 652-7335)  
1212 UNION STREET – north side between Hyde and Eastman Streets; Lot 018 in Assessor's Block 0096 (District 3) - Request for **Discretionary Review** of Building Permit no. 2022.0531.5292 to construct a horizontal addition with a roof deck and stair penthouse to an existing two-story structure (with an irregular-shaped third story located at the rear of the property) to a two unit building within an NC-1 (Neighborhood Commercial – Cluster) 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\(h\)](#).  
 (Continued from Regular Hearing on September 14, 2023)

**WITHDRAWN**

SPEAKERS: None  
 ACTION: Withdrawn

11. [2023-009000PCA](#) (M. CHANDLER: (628) 652-7340)  
CANNABIS RETAIL USES [BOARD FILE NO. 230988] – **Planning Code Amendment** - An ordinance, sponsored by Supervisor Stefani, amending the Planning Code to require a minimum distance of 600 feet between a Cannabis Retail Use and daycare centers, exempt pending applications from that distance requirement, and establish an 18-month period of discontinuance of a Cannabis Retail Use as abandonment of the business, preventing its restoration except as a new Cannabis Retail Use; 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: Approve with Modifications*

SPEAKERS: None  
 ACTION: Continued to February 29, 2024  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: None

## **B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the 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.

3. [2022-001553CUA](#) (C. ENCHILL: (628) 652-7551)  
949 GRANT AVENUE – west side between Jackson and Washington Streets; Lot 004 in Assessor's Block 0193 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 811 to allow a non-residential use greater than of 2,500 square feet for an Intuition Use (d.b.a. Chinatown Community Development Center (CCDC)) of 4,340 square feet in an existing two-story building with basement, within the CVR (Chinatown Visitor Retail) Zoning District and 50-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*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner  
RECUSED: Ruiz  
MOTION: [21457](#)

## C. COMMISSION MATTERS

### 4. 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.

### 5. CONSIDERATION OF ADOPTION:

- [Draft Minutes for November 16, 2023](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
ABSENT: None

### 6. COMMISSION COMMENTS/QUESTIONS

#### **Commissioner Diamond:**

I wanted to bring everybody's attention to the Let's Glow Exhibit downtown. I went to see it last night, not last night, the opening night last Friday and it was spectacular. It was drawing all kinds of crowds, people wandering from exhibit to exhibit and pausing to eat downtown. Kind of exactly what we have been talking about in terms of finding new reasons to draw people downtown. And then on Saturday night, I was in the Union Square area around nine o'clock which was packed to the gills with ice skaters and it was equally fabulous and exciting to see that area of town. So, shoutout to the organizers both then really encouraged everybody to take advantage of this. The Glow Exhibit ends this week. There was a nice article about it in the Chron this morning.

#### **President Tanner:**

Yeah, I think it's 'til the 11th, is that right? I think, yeah because in the weekend it will be up so, definitely happy to have good news reports.

#### **Commissioner Moore:**

I wanted to express my absolute delight and reading in the paper that Mission Housing and MEDA were awarded the Marvel in the Mission, formally the Monster in the Mission. Affordable housing project with 350 units which indeed ups of what originally was supposed under different conditions and I think is a great step in the right direction. And I think we should all be really, really happy about that given the fact that I think construction is projected to occur or start occurring in the very near future. This will probably be the first thing to start taking down our obligations on affordable housing.

#### **President Tanner:**

Yeah, it's very exciting. Thank you.

7. [REMOTE PUBLIC COMMENT](#)

(Continued from November 16, 2023 Regular Hearing)

SPEAKERS: Georgia Schuttish – Democratic process, virus increasing, keep it through the winter  
 Sue Hestor – ADA Accommodations, directives  
 Lorraine Petty – Increased accessibility for public comment  
 Speaker – Inability to attend in person due to work, virus  
 Anastasia Yovanopoulos – Matter of equity, hardship for seniors to attend in person

ACTION: Suspended Remote Public Comment, with exception to reasonable accommodations, starting January 1, 2024

AYES: Diamond, Imperial, Koppel, Tanner

NAYS: Braun, Ruiz, Moore

## D. DEPARTMENT MATTERS

## 8. DIRECTOR'S ANNOUNCEMENTS

None.

## 9. 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

**Land Use**

[230701](#) Planning Code - Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses. Sponsors: Mayor; Engardio, Dorsey, Melgar and Stefan. Staff: V. Flores. Item 1

[231221](#) Planning Code - Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses. Sponsors: Mayor; Engardio, Dorsey, Melgar and Stefan. Staff: V. Flores. Item 2

This week the land use committee considered the mayor's ordinance "Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses." Both the original file and the duplicated file were continued from last week's Committee hearing. This week, there were no public comments or Supervisor discussion. The original file was forwarded with positive recommendation to the Board as a Committee Report.

For the duplicated file, Director Tang provided a high-level overview of the forthcoming amendments to the duplicate file. These include changes to the temporary fee exemption for converting PDR uses to non-PDR; LCCU allowances, Use Size limitations, Formula Retail restrictions; and changes to Polk Street NCD in response to community feedback. The item was then continued to the Call of the Chair.

[231091](#) Initiating Landmark Designation - Gregangelo & Velocity Art & Entertainment - 225 San Leandro Way. Sponsor: Melgar. Staff: LaValley

Next the Committee considered the initiation of Landmark Designation for the Gregangelo & Velocity Art & Entertainment building located 225 San Leandro Way. This resolution was sponsored by Supervisor Melgar and cosponsored by Supervisor Preston. The proposed Landmark Designation will still need to go before the HPC for their review and recommendation, but this action starts that process. There were a lot of speakers for this one. All we in support of the designation and most were artists who had found a community at the site. After public comment, the item was forwarded to the Board with a positive recommendation.

**231175 Urging the City Attorney and the Mayor to Respond to HCD's "Policy and Practice Review" by Seeking Extensions of Deadlines for Required Actions, and Certain Revisions and Corrections; and Setting City Policy for Implementation of the Housing Element. Sponsors: Peskin; Chan. Staff: N/A.**

Next the Committee considered the Resolution "Urging the City Attorney and the Mayor to Respond to HCD's "Policy and Practice Review" by Seeking Extensions of Deadlines for Required Actions, and Certain Revisions and Corrections" As I mentioned last week, the Resolution was amended. Mostly it seems that the amendments were related to the overall tone of the resolution, and some other relatively minor modifications. For Example, the long title of the resolution went from: "Resolution directing the City Attorney and the City Lobbyist, on behalf of the City, to request that the State Department of Housing and Community Development (HCD) extend the Housing Element Implementation Action Plan deadline" to "Resolution urging the City Attorney and the Mayor to request that the State Department of Housing and Community Development (HCD): 1) extend the deadlines for Required Actions in HCD's Policy and Practice Review."

**231142 Planning and Subdivision Codes, Zoning Map - Housing Production. Sponsors: Mayor; Engardio. Staff: Starr. Item 8**

Lastly the committee considered Supervisor Mandelman's amendments to the Constraints reduction ordinance that would remove the CU to exceed certain unit and building sizes in the Central Neighborhoods Large Home SUD and the Corona Heights Large Home SUD. Commissioners, you considered these amendments last week and voted to recommend approval with modifications. Those modifications include:

1. Change the maximum building size from 3,000 sq. ft. to 3,500 sq. ft. in both SUDs.
2. Allow a 20% increase in both SUDs.
3. Amend Planning Code Section 311 so that the word "building permit" is replaced with "planning entitlement." For proposed expansions allowed under the 20% increase, add a 5-year lookback on building permits to avoid serial permitting. All residential expansions during that five-year period should count toward the 20% limit.

The Supervisor did not increase the maximum unit size or the allowable increase from 15 to 20% but he did allow a 15% increase in the Corona Heights SUD. He intends to include a 5-year lookback; however, that amendment was not ready so the file was duplicated so that this and other amendments Supervisor Peskin intends to include could be added later. As usual there were public commentors, some in favor, some against. Nothing new that this commission the Board had not already heard before. After the item was amended and duplicated it was sent to the Full Board without a recommendation.

## **Full Board**

**230505 Planning Code, Zoning Map - Wawona Street and 45th Avenue Cultural Center Special Use District. Sponsor: Engardio. Staff: Pantoja. Passed First Read**

**230701 Planning Code - Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses. Sponsors: Mayor; Engardio, Dorsey, Melgar and Stefan. Staff: V. Flores. Passed First Read**

**231091 Initiating Landmark Designation - Gregangelo & Velocity Art & Entertainment - 225 San Leandro Way. Sponsor: Melgar. Staff: LaValley. Adopted**

**231175 Urging the City Attorney and the Mayor to Respond to HCD's "Policy and Practice Review" by Seeking Extensions of Deadlines for Required Actions, and Certain Revisions and Corrections; and Setting City Policy for Implementation of the Housing Element. Sponsors: Peskin; Chan. Staff: N/A. Adopted**

**230443 Planning and Subdivision Codes, Zoning Map - Housing Production. Sponsors: Mayor; Engardio and Dorsey. Staff: Starr.**

**231142 Planning and Subdivision Codes, Zoning Map - Housing Production. Sponsors: Mayor; Engardio. Staff: Starr.**

And last but certainly not least, the Board took up the mayor's constraints reduction ordinance. At the Full Board the original file was merged with the duplicated ordinance that included Supervisor Mandelman's amendments were merged into one ordinance. Several Supervisors spoke about this item. Notably Supervisor Preston said that he was comfortable voting for this ordinance now since the provision that allowed the demolition of two unoccupied rent-controlled units was taken out, and that the city could lose affordable housing funding if we don't pass it. Supervisor Safai noted that while the ordinance was setting the framework for success, the market conditions were still such that we may not see a lot of housing get built immediately. Several Supervisors also praised Supervisor Melgar for her hard work on this ordinance. Something the Planning Department staff also very much appreciate. In the end the Board passed on First read the constraints reduction ordinance on a 9-2 vote, with Supervisors Chan and Peskin voting against it.

Finally, this week I also took the Constraints Reduction ordinance to the Youth Commission. The youth commission is made up of 17 members, one from each Supervisorial District and six appointed by the mayor. I gave them the same presentation I gave to this commission and the Land Use Committee. There were several very thoughtful questions and comments from the commissioners, and they seemed very appreciative that I came to present. Many commissioners commented on the need for more housing, especially for their generation. They're concerned about being priced out of the city when they move out of their parents' homes. There was a comment about preserving the city as is, and how this ordinance will impact its physical character, but most commissioners spoke in favor of the changes proposed in the ordinance. In the end the commission passed a resolution to support the constraint reduction ordinance on a 16-1 vote. The next day the Board voted 9-2 to support it as well. Coincidence?

#### **Jonas P. Ionin, Commission Secretary:**

The Historic Preservation Commission did meet yesterday and, well actually Commissioner Wright got Covid so he was not there, otherwise we would have had a full, the Commission fully seated with seven members. Amy Campbell joined us a couple of weeks ago and Hans Baldauf joined us for the first time yesterday. The Commission adopted recommendations for approval for several small business legacy registry applicants – Orale Orale on Sacramento, City Art Gallery 2.0 on Valencia, Lamplighters Music Theatre on Bryant Street, San Francisco Women Artists on Irving Street, Polly Ann Ice Cream on Noriega Street, and Woody LaBounty strongly recommended avoiding the Avocado flavor, Firefly Restaurant on 24<sup>th</sup> Street. They also adopted a recommendation to you for the Installation of Business Signs which you will hear today as well as the Enforcement Penalty Guidelines which you already acted on, and the State Legislation informational presentation which you will also hear today.

### **E. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Oscar Masariegos – Carpenter's Union, benefits of being part of a union  
 Georgia Schuttish – 311 for a roof deck, objective standards  
 Harry Thomas – 2515 Folsom  
 Eileen Boken – No CEQA review  
 Bruce Wells – Remote public comment, review process  
 David Lewis – Affordable housing for vulnerable communities  
 Tom Radulovich – Retail, impacts on the transportation system, impact fees

### **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.

10. [2023-006996PCA](#) (M. TAYLOR: (628) 652-7352)  
PERMITS TO INSTALL BUSINESS SIGNS TO HISTORIC BUILDINGS OR BUILDINGS IN CONSERVATION DISTRICTS IN THE C-3 (DOWNTOWN) AREA [BOARD FILE NO. 230834] – Planning Code Amendment – Ordinance, sponsored by Supervisor Peskin, to amend the Planning Code to require compliance with the procedures of Planning Code, Article 10 for certain work involving a business sign on a designated landmark site or in a designated historic district, and to require a hearing before the Historic Preservation Commission rather than an administrative review by Planning Department staff of applications for a permit to install business signs to a Significant or



Contributory building or a building in a Conservation District in the C-3 (Downtown) area, provided that the permit is for a Major Alteration; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

*Preliminary Recommendation: Approve with Modifications*

(Continued from Regular Hearing on November 2, 2023)

SPEAKERS: = Michelle Taylor – Staff report  
 - Eileen Boken – Opposes amendments  
 + Ken Rich, Union Square Alliance – Supports with amendments, balance  
 = Liz Watty – Response to comments and questions  
 ACTION: Approved with Staff Modifications  
 AYES: Braun, Ruiz, Diamond, Koppel, Tanner  
 NAYS: Imperial, Moore  
 RESOLUTION: [21458](#)

12. (K. CONNER: (628) 652-7535 / D. SIDER (628) 652-7539)

**STATE HOUSING LAWS AND HCD'S POLICY & PRACTICE REVIEW – Informational Presentation** on State Housing Laws including AB-2011, SB-4, SB-423, AB-1287, and AB-1114, along with an overview of California's Department of Housing and Community Development's "San Francisco Housing Policy and Practice Review".

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Dan Sider – Staff Presentation on HCD's Policy & Practice Review  
 = Kate Conner – Staff Presentation on State Housing Laws  
 - Georgia Schuttish – Undermines what Commission and staff has done in the past  
 + Jake Price – State Density Bonus Program  
 - Tom Radulovich – Importance of quality of public spaces, no public conversation  
 - David Elliott Lewis – Development without displacement  
 - Eileen Boken – Charter cities  
 - Sue Hestor – Prop K  
 - Erika – Developers  
 + John – Housing crisis, State Density Bonus law  
 = Liz Watty – Response to comments and questions  
 = Rich Hillis – Response to comments and questions  
 = Austin Yang, CAT – Response to comments and questions  
 ACTION: Reviewed and Commented

13a. [2019-014485CWP](#) (P. RACE: (628) 652-7461)

**STONESTOWN DEVELOPMENT – Informational Presentation** – the area located immediately northeast of San Francisco State, bounded roughly by 19th Avenue to the east, Buckingham Way to the south and west, Rolph Nichol Park and Eucalyptus Drive to the north (Block and Lots: 7295/002, 004, 006, 007, 035, 037, 038; 7296/005, 006, 007, 008, 009, 010). Brookfield Properties, the project sponsor, seeks to redevelop approximately 30-acres of the 43-acre site for a mixed-use, multi-phased master-planned development that will include new housing, parks and plazas, retail, office, community amenity spaces, and structured parking. The 43-acre privately-owned site is comprised of the Stonestown Galleria shopping center which will remain as part of the future development. Brookfield Properties has led a 3-year outreach and visioning process and proposes to enter into a Development Agreement with the City. The proposed project would include amendments to the General Plan, Zoning Map and Planning Code, creating a new Stonestown Special Use District. This presentation will include an overview of the DRAFT Design Standards and Guidelines Document.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Patrick Race – Staff presentation  
 + Christie Donnelly – DSG presentation

- + Laura Crescimano – Design presentation
  - + Jake Price – Increase in density, retail
  - + Eileen Boken – Brookfield projects, provide dedicated hydrants and pipes
  - + Jonathan – RHNA target, more rezoning efforts
  - + Speaker – Support
  - + Speaker – Great place to build, affordable housing crisis
  - Speaker – Project sponsors should attend community meetings to answer questions
  - Don Hardeman – Concerns regarding shadowing in the park, noise during construction in the neighborhood and nearby schools
- ACTION: Reviewed and Commented

- 13b. [2021-012028GPA](#) (P. RACE: (628) 652-7461)  
**STONESTOWN DEVELOPMENT** – Initiation of **General Plan Amendments**– the area located immediately northeast of San Francisco State, bounded roughly by 19th Ave to the east, Buckingham Way to the south and west, Rolph Nichol Park and Eucalyptus Drive to the north (Block and Lots: 7295/002, 004, 006, 007, 035, 037, 038; 7296/005, 006, 007, 008, 009, 010). This is a hearing to consider Initiation of General Plan Amendments related to the proposed Stonestown Development Project. Brookfield Properties, the project sponsor, seeks to redevelop approximately 30-acres of the 43-acre site for a mixed-use, multi-phased master-planned development that will include new housing, parks and plazas, retail, office, community amenity spaces, and structured parking. The 43-acre privately-owned site is comprised of the Stonestown Galleria shopping center which will remain as part of the future development. Brookfield Properties has led a 3-year outreach and visioning process and proposes to enter into a Development Agreement with the City. The General Plan Amendments would update the Land Use Index, and the Commerce & Industry and Urban Design Elements to assure alignment with the proposed Stonestown Development Project.  
*Preliminary Recommendation: Initiate and schedule a public hearing on or after January 18, 2024.*

SPEAKERS: Same as item 13a.  
 ACTION: Initiated and Scheduled a hearing on or after January 18, 2024  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: None  
 RESOLUTION: [21459](#)

14. [2022-003812CUA](#) (K. AGNIHOTRI: (628) 652-7454)  
**530 - 540 TURK STREET** – north side between Larkin and Polk Streets; Lot 003 in Assessor's Block 0741 (District 5), Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 132.2, 207.6, 253, 271 and 303, and **Adoption of Findings** Related to State Density Bonus pursuant to Planning Code Sections 206.6, to demolish a parking lot and construct a 130-foot tall, 13 story, residential building with 88 dwelling units (22 two-bedroom, 55 one-bedroom, and 11 studio ), 35 off-street parking spaces, 88 Class 1 bicycle parking spaces, 5 Class 2 bicycle parking spaces, 1,980 square feet of private usable open space, and 2,686 square feet of common usable open space, within a RC-4 (Residential- Commercial, High Density Zoning District, North of Market Residential Special Use District and 80-T Height and Bulk District. Under the Individually Requested State Density Bonus program, the Project seeks a density bonus, a concession/incentive from Obstructions Over Streets and Alleys (Section 136), and Waivers From Rear Yard (Section 134), Exposure (Section 140), Street Frontages – Active Uses Required (Section 145.1(c.3), Street Frontages – Ground Floor Ceiling Height (Section 145.1(c.4), Dwelling Unit Mix (Section 207.6), Height (Section 260), and Bulk (Section 270) requirements. The Planning Department issued a general plan evaluation pursuant to 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: = Kalyani Agnihotri – Staff report  
 + John – Project sponsor presentation  
 + Riyad Ganam – Design presentation



+ David Elliott Lewis – Good faith developer  
 + Jake Price – Exemplary project  
 - Mauricio – Union labor  
 + Jonathan – Improvement to the neighborhood  
 ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: None  
 MOTION: [21460](#)

15. [2022-005084CUA](#) (M. TAYLOR: (628) 652-7352)  
67 POTOMAC STREET – west side between Waller Street and Duboce Park; Lot 004 in Assessor's Block 0865 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.92 and 303 for a horizontal rear addition to an existing single-family dwelling that would result in the subject dwelling unit exceeding 3,000 square feet of Gross Floor Area within a RH-2 (Residential-House, Two Family) 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 October 19, 2023)

SPEAKERS: = Michelle Taylor – Staff report  
 + Allison Posey – Owner  
 + Brett Gladstone – Project sponsor presentation  
 + Heather – No objections to the plans  
 + Meryl Katz – Supports their plans for expansion  
 ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: None  
 MOTION: [21461](#)

16. [2022-011529CUA](#) (L. AJELLO: (628) 652-7353)  
27 ALVARADO STREET– south side between Guerrero Street and San Jose Avenue; Lot 025 in Assessor's Block 3634 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 207, 209.1 and 303 allow residential density at a ratio of one dwelling unit per 1,000 square feet, for the demolition of a detached garage building located at the front of the lot and new construction of a four-story, 40-ft tall, residential building with two dwelling units and one off-street parking space, resulting in a total of six dwelling unit on the property within a RH-3 (Residential- House, Three Family) 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*

SPEAKERS: = Laura Ajello – Staff report  
 + Kevin Clark – Owner  
 + Micki Hirai, Winder Gibson Architects – Project sponsor presentation  
 + Al Bailey – More units, asset to the community and neighborhood  
 ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: None  
 MOTION: [21462](#)

## G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed

by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

17. [2023-000276DRP](#) (D. WINSLOW: (628) 652-7335)  
[2919 WEBSTER STREET](#) – west side between Filbert and Union Streets; Lot 007 in Assessor's Block 0533 (District 2) – Request for **Discretionary Review** of Building Permit no. 2022.1228.9279 to construct a three-story horizontal rear addition, a new raised roof, and a rear roof deck on the fourth floor to a two unit building within a RH-2 (Residential House – Two Family) 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: Take Discretionary Review and Approve as Modified*

SPEAKERS:       = David Winslow – Staff report  
                      - Zachary Tyler Carrico – DR presentation  
                      + Albert Costa – Project sponsor presentation  
                      + Speaker - Owner  
                      + Chuck Ehrlich – Maintains the character and shape  
ACTION:       Took DR and Approved with Modifications  
AYES:         Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
ABSENT:       None  
DRA:         [844](#)

**ADJOURNMENT 5:09 PM**

**ADOPTED FEBRUARY 1, 2024**