

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, June 20, 2024
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: DIAMOND, MOORE, BRAUN, IMPERIAL, KOPPEL, WILLIAMS
COMMISSIONERS ABSENT: SO

THE MEETING WAS CALLED TO ORDER BY PRESIDENT DIAMOND AT 12:02 PM

STAFF IN ATTENDANCE: Audrey Merlone, Monica Giacomucci, Elizabeth Mau, 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. 2022-009794DRP (D. WINSLOW: (628) 652-7335)
1153 GUERRERO STREET – southeast corner of Elizabeth Street; Lot 021 in Assessor's Block 3645 (District 9) – Request for **Discretionary Review** of Building Permit No. 2022.0513.4235 to replace the rear porch and enclosed stair within the existing footprint to a two-unit building within a RH-3 (Residential House – Three Family) Zoning District and 40-X Height and Bulk District. The existing building has full lot coverage, and the project would reconstruct the rear porch within the same footprint, which is located within the required rear yard. 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

(Continued from Regular hearing on May 2, 2024)

Note: On December 14, 2023, after hearing and closing Public Comment, continued to January 25, 2024 with direction for staff to confirm accuracy of plans by a vote of +6 -0 (Ruiz absent). On January 25, 2024, without hearing, continued to February 29, 2024 by a vote of +5 -0 (Diamond absent). On February 29, 2024, without hearing, continued to April 4, 2024 by a vote of +6 -0. On April 4, 2024, without hearing, continued to May 2, 2024 by a vote of +6 -0. On May 2, 2024, without hearing, continued to June 20, 2024.

(Proposed for Continuance to July 11, 2024)

SPEAKERS: None
 ACTION: Continued to July 11, 2024
 AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
 ABSENT: So

- 1b. 2022-009794VAR (L. AJELLO: (628) 652-7353)

1153 GUERRERO STREET – southeast corner of Elizabeth Street; Lot 021 in Assessor's Block 3645 (District 9) – Request for **Variance** from rear yard requirements of Planning Code Section 134 for a project that would replace an existing rear porch and enclosed stair within the existing footprint to a two-unit building within a RH-3 (Residential House – Three Family) Zoning District and 40-X Height and Bulk District. The Planning Code requires the subject property to maintain a rear yard of 32 feet (45% of lot depth). The existing building has full lot coverage, and the project would reconstruct the rear porch within the same footprint, which is located within the required rear yard.

(Continued from Regular hearing on May 2, 2024)

(Proposed for Continuance to July 11, 2024)

SPEAKERS: None
 ACTION: ZA Continued to July 11, 2024

2. 2022-000438DRP (D. WINSLOW: (628) 652-7335)

320-322 FREDERICK STREET – north side between Clayton and Belvedere Streets; Lot 026 in Assessor's Block 1253 (District 8) – Request for **Discretionary Review** of Building Permit No. 2021.1208.3935 to construct a four-story horizontal rear addition and add accessory dwelling unit to a three-unit residential building within a RM-3 (Residential Mixed – High 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

(Continued from Regular hearing on June 6, 2024)

(Proposed for Continuance to July 11, 2024)

SPEAKERS: None
 ACTION: Continued to July 11, 2024
 AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
 ABSENT: So

3. 2023-006927CUA (T. ATOYEBI: (628) 652-7363)

58 BUENA VISTA TERRACE – west side between Roosevelt Way and Buena Vista Avenue East; Lot 010 in Assessor's Block 2608 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.92 and 303 to construct a two-story, vertical and horizontal addition to an existing two-story, 2,038 square foot single-family dwelling unit resulting in a dwelling unit with a gross floor area of 3,858 square feet

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 May 2, 2024)

(Proposed for Indefinite Continuance)

SPEAKERS: None
 ACTION: Continued Indefinitely
 AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
 ABSENT: So

- 4a. 2023-006982CUA (M. DITO (628) 652-7358)
305 LIBERTY STREET – south side between Church and Sanchez Streets.; Lot 040 in Assessor's Block 3605 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.92, 303, and 317, to allow for demolition of an existing two-story-over-garage, single family home, and construction of a four-story-over-garage, single-family home with an Accessory Dwelling Unit (ADU) pursuant to the State ADU Program. The proposal will result with a dwelling unit exceeding 3,000 square feet within a RH-1 (Residential- House, One Family) Zoning District, Dolores Heights SUD (Special Use 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 June 6, 2024)

(Proposed for Indefinite Continuance)

SPEAKERS: None
 ACTION: Continued Indefinitely
 AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
 ABSENT: So

- 4b. 2023-006982VAR (M. DITO (628) 652-7358)
305 LIBERTY STREET – south side between Church and Sanchez Streets.; Lot 040 in Assessor's Block 3605 (District 8) – Request for **Variance** to add a garage in the required front setback per Section 132 in a dwelling unit within a RH-1 (Residential- House, One Family) Zoning District, Dolores Heights SUD (Special Use District), Central Neighborhoods Large Residence SUD (Special Use District), and 40-X Height and Bulk District.
 (Continued from Regular hearing on June 6, 2024)
(Proposed for Indefinite Continuance)

SPEAKERS: None
 ACTION: ZA Continued Indefinitely

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.

5. [2024-000653CUA](#) (C. ALEXANDER: (628) 652-7334)
2001 VAN NESS AVENUE – northwest corner of Jackson Street; Lot 002 in Assessor's Block 0594 (District 2) – Request for a **Conditional Use Authorization** pursuant to the CB3P Program and Planning Code Sections 202.2, 209.3, and 303 to convert an existing Office Use to a Health Service use (dba Latitude Allergy Care) on the fourth floor of a commercial building, located within a RC-4 (Residential-Commercial, High Density) Zoning District, Van Ness SUD (Special Use District), and 80-D 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: Williams, Braun, Imperial, Koppel, Moore, Diamond
ABSENT: So
MOTION: [21578](#)

6. [2024-004529PCA](#) (A. MERLONE: (628) 652-7534)
EXISTING AWNING AMNESTY PROGRAM [BF 240474] – **Planning and Building Code Amendments** – Ordinance, sponsored by the Mayor and Supervisors Stefani, Engardio, Peskin and Chan, amending the Building and Planning Codes to make permanent the streamlined permitting provisions for unpermitted awnings and extend the waiver of applicable fees for one fiscal year, until July 1, 2025; 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

SPEAKERS: None
ACTION: Approved
AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
ABSENT: So
RESOLUTION: [21579](#)

7. [2023-009959CUA](#) (M. TAYLOR: (628) 652-7352)
1948 SUTTER STREET – north side between Webster and Fillmore Streets; Lot 014 in Assessor's Block 0677 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 155(r)(4), 155(r)(6), and 303 to add a garage to a single-family residence on a Transit Preferential Street while increasing the existing gross square footage by more than 20% within a RM-3 (Residential- Mixed, Medium 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: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
ABSENT: So
MOTION: [21580](#)

C. COMMISSION MATTERS

8. 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.

9. CONSIDERATION OF ADOPTION:

- [Draft Minutes for June 6, 2024](#)

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

10. COMMISSION COMMENTS/QUESTIONS

Commissioner Koppel:

So, today I do have some slightly unfortunate news. Seeing as though my term will be ending up shortly, I've decided to take the numerous hours and days that we spend looking at the packet, working on the Commission items, to focus more on my day job, which is and has been focusing on the electrical industry that I'm still a strong part of. So, today I am announcing this may be my last hearing. If we have more, I'll be here until then, but it is time for me to just focus and put my time and energy where it belongs. I would like to say a number of thanks.

First of all, to some fellow commissioners, ex-president Rodney Fong and now Director Rich Hillis who really taught me how things were done when I was early, early on here and didn't know how to use this microphone properly so thank you to them. I want to commend Dennis Richard for bringing some truth to this commission and I also want to thank Commissioner Moore for actually listening to me. So, I used to stay on the other side on that microphone and she listened to me when I had stuff to say and concerns, so thank you. Also wanted to thank the President of the San Francisco Building Trades Council, Larry Mazzola, for his leadership, my bosses at the Local 6 Union hall and through the Electrical Contractor Association for allowing me the time to put towards this very strenuous position.

My apprenticeship training program that's here on Mission Street in the city, really proud of that place and I'm still a proud graduate of their and wanted to just give a shout out to all the working-class residents of the city that get up and do a job and go to work. I was a second-year apprentice working at a temporary Palace Fine Arts building, carrying around a 12-foot ladder, a 12-foot wooden ladder, which is extremely heavy, wearing a hard hat, wearing safety glasses, wearing a dust mask, wearing my overalls, wearing my tool belt, bringing up power tools to the top of the ladder, installing light fixtures and just said to myself, wow, this is some real work. This is some hard work. As the sweat dripped down my head as I saw--as the days and months and weeks gone, all the scars that built up on my hands building this city. I actually earned my paycheck, earned a chance to stay in the city, earned a chance to buy a house in the city. I took the bus or rode my bike to every job site I went on. I had apartment on Hayes Street, eventually bought my house in the Sunset, but I will never take for granted the people who risk their lives when they show up to work every day, whether its construction workers, firemen, police officers, especially those electricians and elevator mechanics we just-it is a little more dangerous the stuff we have to deal with and I still think to this day we are taken for granted.

So, keep showing up for work everybody and all those contractors that employ these workers. We don't just become electricians or construction workers; we have to get trained. We have to get trained properly at a training center that teaches you properly how to do these dangerous jobs so you can properly earn your paycheck. So, throughout the tenure of my career up here I kind of like had some reoccurring themes that I'd like for hopefully you guys to carry on and a lot of it has do with something that is in the general plan. It is under the Commerce and Industry section, and it makes a really important distinction between residents and tourist

and what I've always thought, what I've always felt since day 1 is we should be prioritizing our local businesses, our local residents, our local construction workers to build our city. I don't think it is a good idea to have contractors from outside of the city. I don't think it is good idea to bring in workers from outside of the city, and yeah, a lot of our workers were displaced, they used to live here and if someone who used to live here and was displaced, I don't think they are tourists. So, again hats off to all the people in disadvantaged neighborhoods. They are trying to get into these programs and get a career. I always have been on your side helping you along the way and I still will be. And I challenge who ever replaces me to bring even half the stylish suit game that I have been bringing here this whole time. Challenge. Please, even half the quality. So, enough about me. That's it. We got a hearing to do.

President Diamond:

Commissioner Koppel, I'm so sorry to hear this news. Your voice has been so valuable on this Commission. As you just said, your attention to the needs of the people who work here has been consistent and persistent throughout my five years on the Commission, and I have appreciated the focus you have had on that issue and making sure that it is front and center in our decision making. I also want to thank you for how welcoming you were to me personally when I first joined the Commission. I really appreciated the reach-out and the warm embrace of my entry into the Commission. It was just really, really lovely. I just think that your absence will be felt in a very, very strong way.

Commissioner Moore:

Commissioner Koppel, Joel, thank you for your service. What most impressed me about you is the consistency for what you stand and for what you taught me through your consistency and your unwavering clarity when you speak about labor. I do appreciate that much more than perhaps I can summarize in the few minutes I have, but with it came not just having a position on something, with it came who you really are. Transparent, clear and principled. Something I really, really appreciate in your work and your consistent standing by issues when you need to. Again, you will be missed. We have worked together for many many many years and I always have to answer my question right after you, so I will probably be hearing the resonance of your name for a long time to come. It is hard to say something really profound and meaningful but just let me say thank you and thank you for your service.

Commissioner Braun:

I just want to echo the thanks, Commissioner Koppel, and how much I appreciate your long tenure on this Commission. As you said, it is a very big commitment and you have done it for a long time. And I guess it is a well-earned break to focus on your work. You know I really valued your perspective in the time that I have been on the Commission with you and your commitment to both labor as well as the importance of safety and ensuring the safety of the projects that come before us. And so, I'm definitely going to miss having you on the Commission and thanks again for your service.

Commissioner Imperial:

Thank you, Commissioner Koppel, and I really appreciate the friendliness when I came on as a Commissioner. I also appreciate your perspective when it comes to safety. I remember the San Bruno, you were really really mad about that, and it is something that is important that public to know. And also, when you speak about labor, actually there are times I would like yes, he's right about this. And also, your perspective on the cannabis. I think those are really important issues as well. So, I really appreciate your presence here in the Commission and I wish you could have stayed longer. I know you have tenure that have longer, but I will miss your presence and your voice. Thank you.

Commissioner Williams:

Joel, sorry to see you go. You know, I relate to you a lot being in the trades, building trades, coming up here in San Francisco. And even though you are from the Sunset, I'm from the Mission and Excelsior, but we have a lot of commonalities, you know, like the time you told me about that your baseball going to Wolfs batting cages there on Mission Street, I also went there as a youngster. And so, I appreciate the connections that we have. And I appreciate and respect everything you do for the electrical union and for the apprenticeship. It means a lot to you. That means a lot to me too. And so, I appreciate everything you brought to the Commission, even

though I wasn't able to be with you, sit with you for long period of time, I respect you and I wish you the best moving forward. Whatever you do I know you will be successful in whatever you choose to do because you are just that guy. And I'm going to miss those suits. Thank you.

Rich Hillis, Planning Director:

Yes, especially the green, St. Paddy's day, but thank you for everything. It has been a pleasure serving with you both on the Commission and Joel was the President when we were out during Covid and led us through. So, I think we talked every day practically during Covid from home and managing that situation and managing us through it tremendously and I thank you. Anyone you speak on this Commission; you generally see everybody else nod their head. I tried to think of when a time that folks disagreed with you, it is very rare because I think you put San Francisco first in all your decisions and San Franciscans whether working San Franciscans or residents. So, I think it is something that is going to be difficult if not impossible to fill and thank you just for bringing that perspective to the Commission and all you have done. Much appreciated.

Jonas P. Ionin, Commission Secretary:

I'll chime in as well. Joel, thank you for your almost 8 years of service. Former Commission President Koppel. If there is nothing further Commissioners, if you could also further indulge me and just that we have nothing on your advanced calendar for next Thursday's hearing and if there is no opposition, we'll send that Cancellation Notice for next Thursday as well as the July 4th holiday, so you are given a two-week break.

President Diamond:

Thank you.

D. DEPARTMENT MATTERS

11. DIRECTOR'S ANNOUNCEMENTS

None.

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

Audrey Merlone:

Good afternoon, Commissioners. Audrey Merlone for Aaron Starr. And I will also echo on behalf of staff, thank you very much, Commissioner Koppel, for always treating staff with respect and kindness. So, with that, on the Board report, there is one item of interest at Land Use Committee this week. This was Supervisor Peskin's Polk Street Neighborhood Commercial District ordinance. The ordinance would create an exception to allow store front mergers and large uses for certain limited restaurant uses that are also designated legacy businesses in the Polk Street NCD. You all heard this item last week and voted approval with two modifications. As a reminder, those modifications were first, to remove the prohibition on store front mergers and second, to conditionally permit uses that are 2,500 square feet or greater and remove the 4,000 square foot nonresidential use size cap. Unfortunately, Supervisor Peskin chose not to incorporate these recommended modifications. There were 2 public comments in support of the proposed legislation at Land Use. They were both from the family who owns Bob's Donut and they shared appreciation for support and their goals to relocate and expand. After hearing public comment, the item was sent with a positive recommendation to the Full Board. And at the Full Board this week, there were no Planning Department related items. Thank you.

Corey Teague, Zoning Administrator:

Good afternoon, President Diamond, Commissioners, the Board of Appeals did not meet last night.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – As became clear to me at last week's hearing, the "conflict"

between the Bernal Heights SUD and Section 317 Tantamount to Demolition is the precise reason that Section 317 was created in the first place and approved by the Board of Supervisors and signed by the Mayor in 2008. That reason was to allow for reasonable Alterations that would not demolish a residential structure. The three definitions in Section 317 (b) (2) are equivalent...the same. No difference between a full Demolition or an outright Demolition and Tantamount to Demolition. The definition on page 5 of the CID is: "Tantamount to a Demolition: the term used to describe a project that has exceeded removal thresholds under Section 317 or Section 1005 of the Planning Code." Commission needs to assert legislative authority per Section 317 (b) (2) (D). Other questions: INTERPRETATIONS OF CODE? LAW OF THE DAY? TYPE OF PERMIT APPLICATION?

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.

13. (C. TEAGUE: (628) 652-7328)

OFFICE DEVELOPMENT ANNUAL LIMIT PROGRAM UPDATE – **Informational Presentation** to provide an overview and status of the Program, and to provide an overview of the implementation plan for the office conversion accounting provision of Proposition C, which was adopted by San Francisco Voters on March 5, 2024.

Preliminary Recommendation: None – Informational

SPEAKERS: = Corey Teague – Staff presentation
 = Georgia Schuttish – Concerns, June 11 article in the Wall Street Journal
 = Sue Hestor – Calendar the results of the inventory for discussion
 ACTION: Reviewed and Commented

14. [2017-011878PHA-10](#) (M. GIACOMUCCI: (628) 652-7414)

420 23RD STREET (POTRERO POWER STATION PHASE I: BLOCK 2 VERTICAL DEVELOPMENT) – north side of 23rd Street, west of Illinois Street; Lot 027 in Assessor's Block 4175 (District 10) – Request for **Major Modifications** of applicable Potrero Power Station Special Use District Design for Development controls in accordance with Planning Code Section 249.87(n)(5)(C) to allow construction of a non-residential building containing approximately 102,192 square feet of Laboratory use, approximately 182,652 square feet of Institutional Healthcare (Non-Hospital) use, and approximately 678 square feet of Retail use, on Block 2 of the Potrero Power Station Mixed-Use Development site. The Major Modification requests are: 1) Priority Retail Frontage (D4D Standard 3.2.4); 2) Building Setbacks (D4D Standard 6.4.1); 3) Streetwall (D4D Standard 6.4.5); and 4) Parking and Loading Entrances (D4D Standard 6.20.5) within the PPS-MU (Potrero Power Station Mixed Use) Zoning District and 65-PPS/240-PPS Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Monica Giacomucci – Staff report
 + Enrique Landa – Project sponsor presentation
 + Bruce Lanyon – UCSF buildings
 + JR Eppler – Community benefits, affordable housing, more public open space
 + Speaker – Cancer research center, stable housing development, wild life impact
 ACTION: Approved with Conditions as Amended by Staff and read into the record related to the pocket park
 AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
 ABSENT: So
 MOTION: [21581](#)

- 15a. [2024-002134CUA](#) (E. MAU: (628) 652-7583)
88 SPEAR STREET – northwest corner of Mission Street; Lot 023 in Assessor's Block 3712 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to establish an Office Use (Non-Retail Sales and Service Use) at and below the ground floor. The proposed project ("Project") would convert approximately 3,890 square feet of existing storage and mechanical space to Office Use Non-Retail Sales and Service Use) at the basement and convert approximately 4,300 square feet of existing Retail Sales and Service space to Office Use (Non-Retail Sales and Service Use) on the ground floor, renovate the existing office space on the second floor for the addition of approximately 2,400 square feet of office space, and construct a vertical addition at the rooftop containing approximately 7,500 square foot restaurant space. The project site is located within a C-3-O(SD) (Downtown-Office (Special Development)) Zoning District and 300-S 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 Mau – Staff report
 + Speaker – Project sponsor presentation
 + Lucille Ynosencio – Design presentation
 + John Kevlin – Proposed variance presentation
 + Pierre Lagarde – Renovation of space
 + Aurora Robinson – Daycare space
 = Corey Teague – Response to comments and questions
 ACTION: Approved with Conditions
 AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
 ABSENT: So
 MOTION: [21582](#)

- 15b. [2024-002134VAR](#) (E. MAU: (628) 652-7583)
88 SPEAR STREET – northwest corner of Mission Street; Lot 023 in Assessor's Block 3712 (District 6) – Request for **Variance** from Planning Code Section 136.1 to construct a new marquee approximately 50 feet in length, to project approximately six feet over the approximately 15-foot sidewalk. The proposed project ("Project") would convert approximately 3,890 square feet of existing storage and mechanical space to Office Use Non-Retail Sales and Service Use) at the basement and convert approximately 4,300 square feet of existing Retail Sales and Service space to Office Use (Non-Retail Sales and Service Use) on the ground floor, renovate the existing office space on the second floor for the addition of approximately 2,400 square feet of office space, and construct a vertical addition at the rooftop containing approximately 7,500 square foot restaurant space. The project site is located within a C-3-O(SD) (Downtown-Office (Special Development)) Zoning District and 300-S Height and Bulk District.

SPEAKERS: Same as item 15a.
 ACTION: ZA Closed the PH and will take the matter under advisement

16. [2023-004458CUA](#) (E. MAU: (628) 652-7583)
21 FLOOD AVENUE – southwest corner of Circular Avenue; Lot 001 in Assessor's Block 6776 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to remove a 380-square-foot unauthorized dwelling unit at the first story from an existing building that contains two authorized dwelling units and three unauthorized dwelling units. The proposed project also includes removing two unauthorized dwelling units on the basement level which does not require a conditional use authorization under the exemptions of Planning Code Section 317(c)(7)(B). The proposed project will result in two dwelling units at the subject property. The subject property lies within a RH-1 (Residential-House, One Family) Zoning District, Family and Senior Housing Opportunity SUD (Special Use District), and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Elizabeth Mau – Staff report
 = Elizabeth Watty – Response to comments and questions
 = Rich Hillis – Response to comments and questions
 + Speaker – Response to comments and questions
ACTION: Approved with Conditions
AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond
ABSENT: So
MOTION: [21583](#)

ADJOURNMENT 2:13 PM

ADOPTED JULY 18, 2024