

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

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

Thursday, November 9, 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 COMMISSIONER MOORE AT 12:04 PM

STAFF IN ATTENDANCE: Veronica Flores, Lily Langlois, Allison Albericci, Alex Westhoff, Sylvia Jimenez, Jonathan Vimr, Michelle Taylor, David Winslow, Corey Teague – Zoning Administrator, Rich Hillis – Planning Director, Richard Sucre – Deputy 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. 2019-006995DRP (D. WINSLOW: (628) 652-7335)  
1128 LAKE STREET – north side between Funston and 12<sup>th</sup> Avenues; Lot 005 in Assessor's Block 1346 (District 1)  
– Request for **Discretionary Review** of Building Permit No. 2022.1230.9473 to relocate the existing two-story, two-unit building to the front of the lot, and construct a vertical and a horizontal rear addition, and alter the front facade by adding a new garage door, removing of the front steps, and adding a new second floor Juliette balcony 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*  
**(Proposed for Continuance to November 30, 2023)**

SPEAKERS: None  
ACTION: Continued to November 30, 2023  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore  
ABSENT: Tanner

2. 2022-008254CUA (M. LAUSH: (628) 652-7339)  
2351 MISSION STREET – east side between 19th and 20th Streets; Lot 024 in Assessor's Block 3595 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 145.2, 249.60, 754 and 303 to establish an Outdoor Activity Area for an existing restaurant (d.b.a. Casements) in the subject property's public parking lot and to expand the existing liquor establishment within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X and 55-X Height and Bulk Districts. 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 4, 2024)**

SPEAKERS: None  
ACTION: Continued to January 4, 2024  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore  
ABSENT: Tanner

3. 2023-005698CUA (E. OROPEZA: (628) 652-7416)  
2450 SAN BRUNO AVENUE – northwest corner of Silliman Street; Lot 031 in Assessor's Block 5925 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, and 303.1, and 741, to establish a formula retail use (d.b.a. Chase Bank), within an existing retail space at the ground floor of a two-story commercial building, within the San Bruno Avenue NCD (Neighborhood Commercial District) 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  
ABSENT: Tanner

4. 2022-006976CUA (C. FEENEY: (628) 652-7313)  
1541 POLK STREET – west side between Sacramento and California Streets; Lot 002 in Assessor's Block 0643 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 723 to establish an approximately 4,080 square foot Cannabis Retail use (d.b.a. Element 7) with no on-site smoking or vaporizing permitted, on the ground floor of a one-story, single-storefront commercial building, within the Polk Street NCD (Neighborhood Commercial District) Zoning District and 65-A 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: Approved with Conditions*  
(Continued from Regular hearing on September 14, 2023)  
**(Proposed for Indefinite Continuance)**

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

## 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.

5. [2023-002389CUA](#) (V. PAGE: (628) 652-7396)  
1600 MISSION STREET – south side of Otis Street between South Van Ness and Brady Street; Lot 001 in Assessor's Block 3512 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.33(b)(8), 303, and 303.1 to establish a Formula Retail use (d.b.a. "Rack Attack") within an existing 3,578 square-foot General Retail and Sales Service use within a C-3-G (Downtown General) Zoning District, Van Ness and Market Residential SUD (Special Use District), and 120-R-2 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, Ruiz, Diamond, Imperial, Koppel, Moore  
 ABSENT: Tanner  
 MOTION: [21435](#)

## C. COMMISSION MATTERS

### 6. LAND ACKNOWLEDGEMENT

#### **Commissioner Braun:**

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.

### 7. COMMISSION COMMENTS/QUESTIONS

#### **Commissioner Moore:**

I would like to start off by saying it is a beautiful day and it is noticeable that we have many guests arriving in the City today, next week. Unfortunately, the weather is predicted not to be so positive but I hope that we as the citizens of this city can help make it easy. There will be inconveniences that are already noticeable. Please carry your passport card if you live in affected neighborhoods. But overall, I think we have all the ability to be proud of what we have and show our best side. I hope we will get through this peacefully and successfully and I look forward to welcoming the many dignitaries who will be visiting us. Thank you.

**Commissioner Ruiz:**

Thank you. Yeah, I wanted to mention some of the things we've read and heard around HCD and implementation of our Housing Element. I know the Department has been having conversations with HCD. I know we have a hearing scheduled on December 7th. And I think my concern is some of the deadlines I've seen that are before that hearing. And so, I just wonder if you can explain to the Commission and to the public. Have you had a conversation with HCD about potentially extending those deadlines to give us some time to respond and implement?

**Rich Hillis, Planning Director:**

Yeah, and I was going to bring this up in my report as well. So, we're definitely in constant communication with HCD as well as internally because some of the recommendations go beyond what we can do as a department and a Commission will require the cooperation of other agencies. We're in conversation with the city attorney and, at this point too, we're trying to clarify some of the recommendations where we have questions on those. So, we have this hearing on December 7th, we want to come prepared with clarification on many of their required actions so we're clear on what HCD is wanting us to do. I do realize that's beyond some of the dates where action is required, there are some 30-day deadline that HCD has in their report. But most of those relate to the legislation that you've already heard and is moving through the Board of Supervisors process. So, the Mayor's Constraints Ordinance that the Mayor and the Board have put forward amendments to, most of HCD's recommendations for that 30-day period relate to that ordinance. So, I don't think it's necessary to have a hearing before them and I think we want to get clarification on some of the other required actions they have. We'll certainly, you know, our hope is to get a response to HCD right before Thanksgiving on those 30-day action. Again, it will point mostly to the Constraints Ordinance and where that is in the process and we'll provide that draft to you. And, you know, the process will work as if HCD does not believe we're in compliance in 30 days, there will be a period where we'll be able to correct and come into compliance. It won't be an immediate you're not in compliance, they'll give us another 30 days to come into compliance, if they don't believe we are in compliance. So that's the plan, address those initial 30-day actions before those 30 days which happens the Monday after Thanksgiving. Get a response from HCD, again they're mostly related to the Constraints Ordinance and come talk to you about the bulk of their recommendations which are farther out than 30 days.

**Commissioner Ruiz:**

Thank you.

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

Commissioners, I will notify that you on your next hearing agenda, I will be adding remote public comment. We've received direction from the Mayor's office to follow the Board's lead and to cease remote public comment. So that will be on the agenda next week to consider.

**D. DEPARTMENT MATTERS****8. DIRECTOR'S ANNOUNCEMENTS****Rich Hillis, Planning Director:**

None.

**9. 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 and the Board of Appeals did not meet yesterday. The Historic Preservation Commission did hold a special meeting here yesterday morning to consider the Special Use District that you will finally be able to consider on your regular calendar today.

## E. GENERAL PUBLIC COMMENT

**SPEAKERS:** Georgia Schuttish – The Findings in Resolution 20024, the Flat Policy clearly state the reasons and need to preserve Flats. Flats are recognized as a typology of housing which “satisfies a number of housing needs, particularly for middle income families”. Letter sent on November 8th with attachments highlights the loss of housing and the dramatic increase in prices when Flats are not preserved. Also 11/9 correction email. 10/28 email discussed at 11/2 General Public Comment about altered Flats where there had been a tenant, who no longer lived there. Current Flat Policy needs teeth to better preserve existing Flats. *It is necessary to have strict, objective design standards to preserve Flats in their original configuration and location within the structure* (i.e. hallways) to insure the intent of the Residential Flat Policy (Planning Commission Resolution 20024) beyond the egress/exposure requirements when codifying the Policy to better preserve existing housing.  
Eileen Boken – Stonestown Development project  
Sue Hestor – Remote public comment, proposal in writing

## 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. [2023-008250PCAMAP](#) (V. FLORES: (628) 652-7525)  
**NON-PROFIT ARTS EDUCATION SPECIAL USE DISTRICT [BF 230294] – Planning Code and Zoning Map Amendments** – Ordinance, sponsored by Supervisor Peskin, to amend the Planning Code to create the Non-Profit Arts Education Special Use District (Assessor’s Parcel Block No. 49, Lot No. 1, generally bounded by Francisco Street, Jones Street, Chestnut Street, and Leavenworth Street, and numbered as 800 Chestnut Street); amending the Zoning Map to show the Non-Profit Arts Education 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; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.  
*Preliminary Recommendation: Approve*  
 (Continued from Regular Hearing on November 2, 2023)

**SPEAKERS:** = Veronica Flores – Staff report  
 + Andy Levine – Diego River mural  
 + Gregg Fudd – SFAI legacy foundation and archive  
 + Eileen Boken – Proposal is clear and unambiguous  
 + Kimmy Okada – Founding member of ODC, vision supports emerging artists  
 + Stephen Beal – Reimagined institution

**ACTION:** Approved with Conditions  
**AYES:** Braun, Ruiz, Diamond, Imperial, Koppel, Moore  
**ABSENT:** Tanner  
**RESOLUTION:** [21436](#)

11. [2022-010182CWP](#) (L. LANGLOIS: (628) 652-7472)  
**DOWNTOWN UPDATE – Informational Presentation** – The Planning Department and Office of Economic and Workforce Development will discuss coordinated City efforts to address Downtown revitalization. The presentation will include progress made on the Mayor’s Roadmap, highlight focus areas from the Planning Department’s work program over the next six months, the Community Equity Advisory Council will share their Vision Statement for the Future of Downtown, and representatives from the Urban Land Institute (ULI) and panelists from the May 2023 Advisory Services Panel (ASP) on Downtown will share their findings and priorities.  
*Preliminary Recommendation: None – Informational*

- SPEAKERS:**
- = Lily Langlois – Staff presentation
  - = Jacob Bintliff, OEWD - Mayor's roadmap presentation
  - = Allison Albericci – Staff presentation
  - = Raquel Redondiez - Equity Council presentation
  - = Eric Tao – Urban Land Institute presentation
  - = Speaker – Urban Land Institute presentation
  - = Lamar Haystack – Safety of workers in the mid-Market area
  - = William Ortiz Cartagena – Extracters, involve in the conversation
  - = Speaker – Tax breaks
  - = Lucia Obregon – Look at all policies from an equitable lens
  - = Mary Travis Allen – Land acknowledgement
  - = John Elberling – Yerba Buena neighborhood is still unfinished
  - = Tiffany Carter – Build investment around the Black community
  - = Ken Rich – Strong participants in the process
  - = Rob Reddy – The American Theatre
  - = Stacey Randecker – Making the Embarcadero car free
  - = Lulu – Recover not just in Downtown, look at all the SF neighborhoods
  - = Bill Seymour – Imagine Downtown, safe affordable parking
  - = Speaker – Support small businesses, parking
- ACTION:** Reviewed and Commented

12. [2022-007356CTZ](#)

(A. WESTHOFF: (628) 652-7314)

**GREAT HIGHWAY PILOT PROJECT** – Upper Great Highway between Lincoln Way and Sloat Boulevard plus surrounding streets (District 4) – Request for **Coastal Zone Permit**, pursuant to Planning Code Section 330, for the Great Highway Pilot Project which restricts automobile access, on a temporary basis, to the Upper Great Highway between Lincoln Way and Sloat Boulevard (approximately 2.0 miles) for a car free bicycle and pedestrian promenade on weekends, holidays, and a portion of Fridays. Authorization is also being sought for related traffic calming measures which have been implemented on surrounding streets including detour and warning signs, turn restrictions, speed tables, speed cushions, and stop signs. The Planning Department found that the projects are exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the projects for the purposes of CEQA, pursuant to San Francisco Administrative Code section [31.04](#) (h).

*Preliminary Recommendation: Approve with Conditions*

- SPEAKERS:**
- = Alex Westhoff – Staff report
  - + Bryan Stokel – Rec and Parks presentation
  - + Zack – Maintaining the status quo of the pilot, traffic calming in the area
  - Eileen Boken – 11 Objectives are still in effect
  - + Speaker – Coastal recreations
  - + Stacey Randecker – Should be a park, limit access to motor vehicles
  - Speaker – Needs to have an independent EIR
  - + Speaker – Highlights the neighborhood
  - Speaker – Permit first then develop not the other way around
  - Patricia Eric – Do not approve without a 3<sup>rd</sup> party EIR, pilot will result closure of highway and create a negative impact on the dunes and neighborhood
  - Charles Perkins – Traffic goes to the residential streets due to highway closure
  - + John Elliott – Re-imagine the space, step in the right direction
  - Renee – Traffic, do a more in-depth EIR
  - + Parker Day – Brings people together
  - Speaker – Do a full EIR, delays to emergency responders
  - + Mike Chen – Keep it as it is
  - Speaker for Deborah Hall – Impacts and abuse of the dunes and native life
  - Speaker – Traffic during APEC



- Shawna McGrew – Perform an independent EIR, calming measures are only on the lower Great Highway  
 + Kevin Bornheimer – Take action to make Great Highway Park full-time  
 ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 NAYS: None  
 MOTION: [21437](#)

13. [2020-009670CUA](#) (A. WESTHOFF: (628) 652-7314)  
342 MOULTRIE STREET – west side between Eugenia and Cortland Avenues; Lot 034 in Assessor's Block 5664 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to remove a 702 square foot unauthorized dwelling unit from an existing detached garage to revert the space back to garage and storage use, from the subject property within a RH-1 (Residential-House, One 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: Approved with Conditions*  
 (Continued from Regular hearing on October 19, 2023)

SPEAKERS: = Alex Westhoff – Staff report  
 + Speaker – Project sponsor presentation  
 ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 NAYS: None  
 MOTION: [21438](#)

14. [2022-011558CUA](#) (C. ALEXANDER: (628) 652-7334)  
170 SEA CLIFF AVENUE – north side between 26th and 27th Avenues; Lot 016 in Assessor's Block 1306 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, to demolish an approximately 4,700 gross square foot three-story-over basement, single family dwelling and construct an approximately 10,744 square foot three-story-over-basement, single family dwelling with a two-car garage at the basement level and an approximately 597 square foot accessory dwelling unit 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*  
**Note: On October 26, 2023, after hearing and closing public comment, continued to November 9, 2023 with a vote of +6 -0 (Ruiz absent).**

SPEAKERS: = Sylvia Jimenez – Staff report  
 + Speaker – Project sponsor presentation  
 ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 NAYS: None  
 MOTION: [21439](#)

15. [2023-005418CUA](#) (J. VIMR: (628) 652-7319)  
1152 TAYLOR STREET – east side between Clay and Sacramento Streets; Lot 024 in Assessor's Block 0222 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 186, 202.12, 209.3 and 303 to allow an existing restaurant to expand into an adjacent, vacant commercial space last occupied by a Laundromat use as defined by the Planning Code. There will be no expansion of the building envelope and exterior work is confined to updating awnings and signage. The subject property is located within a RM-3 (Residential-Mixed, Medium Density) Zoning District and 65-A 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: = Jonathan Vimr – Staff report  
+ Michael – Project sponsor presentation  
ACTION: Approved with Conditions  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner  
RECUSED: Moore  
MOTION: [21440](#)

16. [2022-004172CUA](#) (M. TAYLOR: (628) 652-7352)

2395 SACRAMENTO STREET – southeast corner of Webster Street; Lots 015 and 016 in Assessor's Block 0637 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 253 and 303 for a building height that exceeds 50 feet of height within the Residential- Mixed, Low Density Zoning District (RM-1) to construct two additions to an existing building resulting in a 77.5-foot tall building containing 24 dwelling units (1 three-bedroom unit, 10 two-bedroom units, 9 three-bedroom units, and 4 four-bedroom units), 26 off-street parking spaces, and 38 Class One and 4 Class Two bicycle parking spaces, under the Individually Requested State Density Bonus Program (Planning Code Section 206.6 and California Government Code Section 65915) within a RM-1 (Residential- Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The Project seeks waivers from development standards for Rear Yard (PC Section 134), Building Height (PC Section 260), and Exposure (PC Section 140). 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: = Michelle Taylor – Staff report  
+ Tujia Catalano – Project sponsor presentation  
+ William Duncanson – Design presentation  
+ Jake Price – Thoughtful urban design, perfect place to add family size housing  
- Bridget Maley – Will change the character of a designated landmark designation  
+ Jonathan Bunemann – Thoughtful reuse of a historic building  
- Jonathan Clark – Density Bonus law, wind study  
- Larry – Requesting a continuance and a full CEQA review, wind problem  
- Dr. Yakoby – Significant health risks for the residents  
- Atlas Rahmani – Incomplete evaluation, historic preservation  
- Shayma – Noise and vibration levels of construction, quality of life  
- Samia Rahmani – Request for continuance to allow a review of the EIR  
- Lily Alberga – Affordable units, dangers of having the garage on Webster Street  
- Speaker – Serious wind issues  
+ Annette Billingsley – Modernize a historic building  
- Mark Riser – Insufficient treatment of a historic building  
+ Melanie Tringale – Affordable housing  
- Candace McKenzie – Require developers to a CEQA analysis  
+ Nadine Pauley – Repurposing underutilized building is important  
+ Patricia – Beautiful project, family-oriented units  
+ Speaker – Supports the project  
+ Jen Campbell – Need more density  
+ David – Too far from making housing goals, adding housing in overlooked spaces  
+ Warren – Beautiful housing addition  
+ Speaker – Challenges in meeting the housing needs  
+ Cole – Affordable units, well designed



- Katherine Petrin – Designated landmark, type of affordable housing  
 + Speaker – Supports the project  
 - Speaker – Does not fit the neighborhood  
 + Maria – BMR units  
 + Lindsay – We need housing  
 + Mike Chen – Great addition to the neighborhood  
 + Eli – Making use and keeping the historic site  
 + Speaker – Affordable housing included  
 + Maria Mesa – Housing is a priority, BMRs Approved with Conditions  
 ACTION:  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 NAYS: None  
 MOTION: [21441](#)

## 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. [2022-002822DRP-02](#) (D. WINSLOW: (628) 652-7335)  
3160 JACKSON STREET – north side between Presidio and Lyon Streets; Lot 009 in Assessor's Block 0974 (District 2) – Request for **Discretionary Review** of Building Permit No. 2022.0322.0486 to construct a rear and side addition, and vertical addition to add a third floor of habitable space to a two-story over basement single family house within a RH-1 (Residential House – One 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: Do not Take Discretionary Review and Approve*

SPEAKERS: = David Winslow – Staff report  
 - Lana Adair – DR 2 presentation  
 - Zoe Giraudo – DR 1 presentation  
 + Stephen Sutro – Project sponsor presentation  
 - Charmaine Bock – Misrepresentations brought forth, need to re-review  
 ACTION: No DR  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 NAYS: None  
 DRA: [841](#)

ADJOURNMENT 5:20 PM

ADOPTED NOVEMBER 30, 2023