

# 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 30, 2023**  
**12:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: TANNER, BRAUN, RUIZ, DIAMOND, IMPERIAL, KOPPEL  
COMMISSIONERS ABSENT: MOORE

THE MEETING WAS CALLED TO ORDER BY PRESIDENT TANNER AT 12:04 PM

STAFF IN ATTENDANCE: Aaron Starr, Veronica Flores, Lisa Chen, Trent Greenan, Joshua Switzky, Dan Sider, Kelly Wong, Mathew Chandler, 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.

1. 2022-006831DRM (D. WINSLOW: (628) 652-7335)  
619 MARINA BOULEVARD – south side between Divisadero and Broderick Streets; Lot 026 in Assessor's Block 0911 (District 2) – Staff Initiated **Discretionary Review** of Building Permit Application No. 2022.0615.6422; Planning Enforcement Case No. 2021-009773ENF proposing legalization of window openings altered without permit at the front façade within a RH-1 (Residential House, One-Family) 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 with Conditions*

(Continued from October 26, 2023 Regular Hearing)

**(Proposed for Continuance to January 25, 2024)**

SPEAKERS: None  
ACTION: Continued to January 25, 2024  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner  
ABSENT: Moore

2. 2023-001507OFA (J. VIMR: (628) 652-7319)  
838 MARKET STREET – north side between Ellis and Powell Streets; Lots 002 & 002A in Assessor's Block 0329 (District 3) – Request for an **Office Allocation** pursuant to Sections 320-325 of the Planning Code to establish up to 35,906 square feet of general office use (Non-Retail Sales & Service) on the third through fifth floors of the subject property within the C-3-R (Downtown-Retail) Zoning District, the Kearny-Market-Mason-Sutter Conservation District, and 80-130-F Height and Bulk District.  
*Preliminary Recommendation: Continue Indefinitely*  
**(Proposed for Indefinite Continuance)**

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

3. 2022-001981DRP-02 (D. WINSLOW: (628) 652-7335)  
1270 PACIFIC AVENUE – north side between Leavenworth and Jones Streets; Lot 018 in Assessor's Block 0156 (District 3) – Request for **Discretionary Review** of Building Permit Nos. 2023.0502.6964, 2023.0502.6961, and 2023.0502.6960 to demolish an existing one-story commercial building and construct a new four -story two-family residential building within a RH-3 Zoning District (Residential House – Three Family) Zoning District and 40-X Height and Bulk District. The project at 169 Bernard proposes to construct a vertical addition to a two-story residential building. 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).  
**WITHDRAWN**

SPEAKERS: None  
ACTION: Withdrawn

4. 2022-001026DRP (D. WINSLOW: (628) 652-7335)  
2266 43RD AVENUE – east side between Santiago and Rivera Streets; Lot 027 in Assessor's Block 2307 (District 4) – Request for **Discretionary Review** of Building Permit no. 2022.0120.623 to construct a third story vertical addition to a two-story 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).  
**WITHDRAWN**

SPEAKERS: None  
ACTION: Withdrawn

## 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. [2023-005339CUA](#) (J. VIMR: (628) 652-7319)  
690 SACRAMENTO STREET – north side between Kearny and Spring Streets; Lot 018 in Assessor's Block 0227 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 810 to convert an existing Restaurant use to a Bar use within the CCB (Chinatown-Community Business) Zoning District and 50-N Height and Bulk District. No expansion of the building envelope or exterior alterations are proposed. 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, Tanner  
 ABSENT: Moore  
 MOTION: 21450

6. [2023-003078CUA](#) (E. MAU: (628) 652-7583)  
16 JESSIE STREET, #306 – northeast corner of Ecker Place; Lot 153 in Assessor's Block 3708 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 210.2, and 303 to classify the subject property as an Intermediate Length Occupancy (ILO) unit. Classification as an ILO unit allows a dwelling unit to be offered for occupancy for an initial stay with a duration of greater than 30 days but less than one year (365 days). ILO units are a use characteristic. The unit proposed for ILO classification will remain a dwelling unit. The subject property is located within the C-3-O(SD) (Downtown-Office, Special Development) Zoning District, Transit Center C-3-O(SD) Commercial SUD (Special Use District), and 550-S Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner  
 ABSENT: Moore  
 MOTION: 21451

7. [2019-006995DRP](#) (D. WINSLOW: (628) 652-7335)  
1128 LAKE STREET – north side between Funston and 12th 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*  
 (Continued from Regular Hearing on November 9, 2023)

SPEAKERS: None  
 ACTION: Took DR and Approve as Modified  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner

ABSENT: Moore  
DRA: 842

8. [2023-008013CUA](#) (H. MONTANO: (628) 652-7402)  
2060 POLK STREET – east side between Broadway and Pacific Avenues; Lot 012 in Assessor’s Block 0573 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 723 to establish cannabis retail use (d.b.a. The Window), within a vacant storefront at the ground floor of an existing four-story mixed-use building. The subject property is located within the Polk Street NCD (Neighborhood Commercial District) Zoning District and 65-A Height and Bulk District. The Project does not include any form of on-site consumption of cannabis products. No expansion of the building envelope is proposed and any new business signage will be applied for under a separate permit. 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, Tanner  
 ABSENT: Moore  
 MOTION: 21452

## C. COMMISSION MATTERS

### 9. 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.

### 10. CONSIDERATION OF ADOPTION:

- [Draft Minutes for October 26, 2023](#)
- [Draft Minutes for November 2, 2023](#)
- [Draft Minutes for November 9, 2023](#)

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

### 11. COMMISSION COMMENTS/QUESTIONS

#### **President Tanner:**

Just want to say Happy Thanksgiving to everyone. Hope you had a good holiday and glad to see everyone back. And it is unfortunate we’re missing Commissioner Moore for today but beyond that I don’t have any comments or questions but if any other Commissioners do. Alright, that’s it.

### 12. [2024 HEARING SCHEDULE](#)

SPEAKERS: None

ACTION: Adopted  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner  
ABSENT: Moore

## D. DEPARTMENT MATTERS

### 13. DIRECTOR'S ANNOUNCEMENTS

**Rich Hillis, Planning Director:**  
None.

### 14. 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 Committee

[230505](#) Planning Code, Zoning Map - Wawona Street and 45th Avenue Cultural Center Special Use District. Sponsor: Engardio. Staff: Pantoja.

[231137](#) Local Coastal Program Amendment - 2700-45th Avenue - Wawona Street and 45th Avenue Cultural Center Special Use District. Sponsor: Engardio. Staff: Pantoja.

This week the LU Committee took up to items related to the Wawona Street and 45<sup>th</sup> Ave Cultural District, also known as the Irish Cultural Center. The first item was the ordinance establishing the SUD and the second was an amendment to the Local Coastal Program to incorporate the SUD. The two items were called together. The SUD was continued from the October 30<sup>th</sup> hearing dated because of issues related to Coastal Commission Review.

This week Planning Staff gave a thorough presentation on the proposed SUD and the proposed new building. There were about a dozen or so commentators, about half spoke in favor and about half were opposed to the item. There were some comments of support from Chair Melgar about the proposal, and then the two items were forwarded to the full board with a positive recommendation as a committee report.

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

Next the Committee considered the mayor's ordinance titled Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses. This item was first heard at Committee on October 30<sup>th</sup> and continued to this week. During the Committee hearing, Director Tang gave a summary of the amendments in front of Committee which generally included:

Amending LCU exemptions to allow LCCUs in residential districts, but retain existing code for nonconforming LCUs (Sec. 186) for RH and RM zoning control tables:

- Not permitting the conversion of a residential unit or UDU to an LCCU, unless the space is a garage or storage space in the Basement or First Story;
- Clarifying Formula Retail is not permitted in LCCUs; and
- Not permitting Walk-up Facilities in RH; RM-1, or RM-2;

Amending the Priority Processing Program to prohibit all Formula Retail from the program (not just the Formula Retail uses with less than 20 establishments); and other clerical fixes. Supervisor Peskin thanked Director Tang for the collaborative efforts on this Ordinance. He also proposed some minor clean-up amendments. Supervisor Preston commended Director Tang on the outreach completed to date. He also requested that additional

outreach be conducted within the Japantown neighborhood as the forthcoming duplicate file moves forward. There were two public comments with one requesting further clarification speaking in support. The Committee then took the amendments presented by Director Tang and Supervisor Peskin, and then forwarded the item to the Board with positive recommendation as a committee report. The file was also duplicated as amended, and then amended again to include applying the exemption from termination provisions for nonconforming uses within the North Beach SUD; For LCCUs:

- Permitting Uses if it complies with a Neighborhood Commercial District or Special Use District within one-half mile of the use, or if the use is more than one-half mile from the nearest NCD or SUD, an NC-1 District;
- Amending the Use Size limitations for RH and RM districts to comply with the Use Size limitations of the nearest Neighborhood Commercial District or Special Use District.

Within Polk Street NCD, Health Services would also be permitted on properties that do not have frontage on Hyde Street; Non-Retail Professional Services would be Conditionally permitted on properties that do not have any frontage on Polk Street, California Street, or Hyde Street; Adding the five-year fee exemption for converting PDR to non-PDR uses; and Other changes that limit Prop H. This last amendment means that the duplicated ordinance cannot be amended heard until December 18<sup>th</sup>, when the three-year moratorium on changes implemented by prop H expire.

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

The Committee also took up the mayor's constraints reduction ordinance this Monday. The item was continued from the October 30 hearing. This week, Planning staff presented a series of amendments to the ordinance, most of which took out the carve-outs for the FHO SUD that Supervisor Melgar had added, including front and rear yard setback, open space dimensions, exposure requirements, and minimum lot size and width. The result will be that these standards will be consistent throughout the city. Also, we made an amendment to remove the allowance to demolish 2 non-occupied rent control units without CU authorization, so now no rent control units may be demolished without CU authorization. Based on feedback from HCD we also change the pre-application meeting requirement for projects exempt from 317 CU requirements to a meeting that must occur prior to or within 20 days of submitting the application.

Finally, we amended the 311-process waiver outside of the PEG SUD, so that projects not adding a unit and doing a vertical addition, or projects that would increase a single-family home's size to 3,000 sq. ft. or more are still subject to 311 neighborhood notification. This means any horizontal addition or any project and increase the number of units would not require 311 notification. As you would expect there was significant public comment, although commentors were only given one minute each so lasted for less than an hour this time. Once public comment was over the ordinance was amended to include staff's modifications. Amendments from Supervisor Mandelman were also added, which included a requirement that for a project to be exempt from 317 CU requirement it must have been constructed after 1923. The file was then duplicated. The amended file was sent to the Full Board without a recommendation as a committee report and the duplicated file was continued to the call of the chair. Finally, some progress!

**231175 Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter. Sponsors: Peskin; Chan. Staff: N/A.**

Lastly the committee considered Supervisor Peskin's resolution Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter. This resolution was amended and continued to December 5.

### **Full Board**

Then at the Full Board this week:



[230924](#) Planning Code, Zoning Map - Non-Profit Arts Education Special Use District. Sponsor: Peskin. Staff: V. Flores. PASSED Second Read

[230443](#) Planning and Subdivision Codes, Zoning Map - Housing Production. Sponsors: Mayor; Engardio and Dorsey. Staff: Starr. Continued One Week so that Supervisor Mandelman's amendments could also be considered with the full Constraints Reduction Ordinance

[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

## E. GENERAL PUBLIC COMMENT

SPEAKERS: Anastasia Yovanopoulos – Rent control from the streamlining process  
Sue Hestor – Request for a joint hearing with BIC

## 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.

15. [2023-009433PCAMAP](#) (V. FLORES: (628) 652-7525)  
900 KEARNY STREET SPECIAL USE DISTRICT [BF 231006] – Planning Code and Zoning Map Amendments – Ordinance, sponsored by Supervisor Peskin, to amend the Planning Code and Zoning Map to create the 900 Kearny Street Special Use District; 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 Modification*

SPEAKERS: = Veronica Flores – Staff report  
ACTION: Approved with Modifications  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner  
ABSENT: Moore  
RESOLUTION: 21453

16. [2023-010508PCA](#) (A. STARR: (628) 652-7533)  
CONSTRAINTS REDUCTION (AKA HOUSING PRODUCTION) ORDINANCE [BF 231142] – Planning Code Amendments – Ordinance, sponsored by Mayor Breed, amending the Planning Code to encourage housing production by (1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations, and areas outside RH (Residential House) Districts within the Family Housing Opportunity Special Use District; (2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots in areas outside the Priority Equity Geographies Special Use District, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; (3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; (4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; (5) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; (6) exempting certain affordable housing projects from certain development fees; (7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; (8) sunsetting the Conditional Use requirements established by the Corona Heights Large Residence and the Central

Neighborhoods Large Residence Special Use Districts at the end of 2024, and thereafter limiting the size of any Dwelling Units resulting from residential development in those Special Use Districts to 3,000 square feet of Gross Floor Area; and (9) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity Geographies Special Use District; amending the Subdivision Code to update the condominium conversion requirements for projects utilizing residential density exceptions in RH Districts; 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 Modification*

SPEAKERS: = Aaron Starr – Staff report  
 + Adam Thongsavat, Legislative aide of Sup. Mandelman – Introduction to ordinance  
 + Carolyn Kenady – Promote diversity and equity in the neighborhood  
 - Christopher Roach – Size limitations, original version with tenant's displacement should pass  
 + Georgia Schuttish – Recently sold homes in Noe Valley  
 - Zack Weisenberger – Email to Commissioners with request for amendments  
 - Yonathan Randolph – Large buildings like apartment buildings, multi-purpose units  
 - Ozzy Rohm – Rent controlled housing  
 + Sunny Angulo, Sup. Peskin Chief of Staff – Response to comments and questions  
 = Austin Yang, CAO – Response to comments and questions  
 = Rich Hillis – Response to comments and questions  
 ACTION: Approved with Modifications, including a five-year serial permitting review  
 AYES: Braun, Diamond, Koppel, Tanner  
 NAYS: Ruiz, Imperial  
 ABSENT: Moore  
 RESOLUTION: 21454

17. [2021-005878CWP](#) (L. CHEN: (628) 652-7422)  
**EXPANDING HOUSING CHOICE (HOUSING ELEMENT ZONING PROGRAM) – Informational Presentation** on upcoming zoning amendments to implement the Housing Element, in accordance with state requirements. The zoning proposal will increase allowable heights and density to enable additional housing production in state-designated "Housing Opportunity Areas." The presentation will share feedback themes from Phase 1 of community engagement, a revised Draft Zoning Proposal, key topics under consideration, next steps for the development of the rezoning proposal, and the latest development of draft Objective Design Standards for major corridors.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Lisa Chen – Staff presentation  
 = Trent Greenan – Staff presentation  
 = Eileen Boken – Proposal for zoning and housing clarification  
 + Christopher Roach – Supports all the recommendations and studies  
 = Joshua Switzky – Response to comments and questions  
 ACTION: Reviewed and Commented

18. (D. SIDER: (628) 652-7539)  
**UC COLLEGE OF THE LAW – Informational Presentation** on recent and forthcoming development projects by and for UC College of the Law (formerly UC Hastings College of the Law) in furtherance of its development of an "Academic Village." While not subject to the Institutional Master Plan requirements of Planning Code Section 304.5, UC Law has requested the opportunity to report to the Commission and receive Commissioner and public comment.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Dan Sider – Staff presentation



+ Rhiannon Bailard – UC Law presentation  
 + Anand Singh – Local 2 presentation  
 + Sue Hestor – Academy of Art University compliance  
 = Rich Hillis – Response to comments and questions  
 ACTION: Reviewed and Commented

19. [2023-01081300TH](#) (C. TEAGUE: (628) 652-7328)  
ENFORCEMENT PENALTY GUIDELINES – Request to **Adopt factors and criteria** for consideration to provide guidance to the Zoning Administrator when determining the appropriate penalty amount for specified Planning Code violations, pursuant to Planning Code Section 176(c)(1)(C).  
*Preliminary Recommendation: Adopt the Proposed Resolution*

SPEAKERS: = Corey Teague – Staff report  
 + Georgia Schuttish – Helpful tools going forward  
 = Sue Hestor – Schedule a joint hearing with BIC  
 + Speaker – Prioritize  
 ACTION: Adopted Factors and Criteria adding a new No. 10 – Penalty amounts for past cases pursuant to . . .  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner  
 ABSENT: Moore  
 RESOLUTION: 21455

20. [2022-005146CUA](#) (M. CHANDLER: (628) 652-7340)  
129 LAIDLEY STREET – north side between Harper and Fairmount Streets; Lot 030 in Assessor's Block 6664 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 249.92, 303, and 317, to demolish an approximately 1,951 square foot, single-family home and construct a four-story, 4,628 total Gross Floor Area building containing a 3,720 square foot single-family home and a 908 square foot ADU (Accessory Dwelling Unit) per the State ADU Program. The Project proposes a Dwelling Unit with a Gross Floor Area of more than 1:1.2 Floor Area Ratio and more than 3,000 square feet of Gross Floor Area within a RH-1 (Residential-House, One-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 October 19, 2023)

SPEAKERS: = Mathew Chandler – Staff report  
 + Emily – Project sponsor presentation  
 + Jeff Gibson – Project design presentation  
 + Speaker – Project sponsor presentation  
 - Steve Richardson – Issues on the objective standards  
 - John Seymour – Privacy violations  
 - David Huan – Non-compliance to the residential design guidelines  
 - Tamara – Exceeding square feet limit, privacy violations  
 = Liz Watty – Response to comments and questions  
 ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner  
 ABSENT: Moore  
 MOTION: 21456

## 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.

21. [2022-007060DRP](#) (D. WINSLOW: (628) 652-7335)  
[10 SEACLIFF](#) – near 25th Avenue; Lot 013A in Assessor’s Block 1301 (District 1) – Request for **Discretionary Review** of Building Permit Application No. 2022.0621.6738 to construct a horizontal rear addition on the second floor, new decks on all floors at rear, new sunroom at third floor, and a new raised roof within a RH-1 (D) (Residential House, One-Family-Detached) 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 with Modifications*  
(Continued from Regular Hearing on October 19, 2023)

SPEAKERS:	= David Winslow – Staff report + David Armour – Project sponsor presentation - Jonathan Steitz – DR presentation
ACTION:	Took DR and Approved with Modifications presented by both parties
AYES:	Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT:	Moore
DRA:	843

**ADJOURNMENT 4:11 PM**

**ADOPTED DECEMBER 14, 2023**