

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, July 27, 2023
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Tanner, Braun, Diamond, Imperial, Koppel, Ruiz
COMMISSIONERS ABSENT: Moore

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

STAFF IN ATTENDANCE: Lisa Chen, Joshua Switzky, Kalyani Agnihotri, Gabriela Pantoja, Monica Giacomucci, Trent Greenan, Richard Sucre - Deputy Director of Current Planning, Laura Lynch – Acting 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 OF 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. 2023-005134CRV (J. VIMR: 628-652-7319)
DOWNTOWN/CONSERVATION DISTRICT DESIGN GUIDELINES – Request to **Adopt** Downtown Historic Design Standards related to exterior alterations to locally designated historic properties located within the C-3 Commercial Zoning Districts, and making

findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Preliminary Recommendation: Adopt

(Proposed for Continuance to October 5, 2023)

SPEAKERS: None

ACTION: Continued to October 5, 2023

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner

ABSENT: Moore

2. 2021-010176CUA (J. HORN: (628) 652-7366)
2261 FILLMORE STREET – west side between Sacramento and Clay Streets; Lots 001 and 002 in Assessor's Block 0630 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.4 and 303 to permit a change of use from a Movie Theater use to Retail Sales and Service use on the subject property within the Upper Fillmore 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
(Continued from Joint hearing on June 15, 2023)
(Proposed for Continuance to September 29, 2023)

SPEAKERS: None

ACTION: Continued to September 28, 2023

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner

ABSENT: Moore

3. 2020-001105DRP (D. WINSLOW: (628) 652-7335)
7 SAN GABRIEL AVENUE – south side between Capistrano and Santa Rosa Avenues; Lot 032 in Assessor's Block 6794 (District 11) – Request for **Discretionary Review** of Building Permit No. 2021.0518.0543 to construct a three-story horizontal rear addition to a single-family dwelling 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
WITHDRAWN

SPEAKERS: None

ACTION: Withdrawn

16. [2021-003953CUA](#) (L. AJELLO: (628) 652-7353)
2340 VALLEJO STREET – north side between Steiner and Fillmore Streets; Lot 013 in Assessor's Block 0558 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317, to allow the removal of an unauthorized dwelling unit at the ground floor of a three-story-over-basement nine-unit residential

building. The project includes legalization of one unscreened parking space by adding a garage door. The building would retain the nine existing authorized dwelling units, 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

SPEAKERS: None
ACTION: Continued to November 2, 2023
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore

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 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.

4. [2022-010633CUA](#) (K. BOTN: (628) 652-7311)
1938 OCEAN AVENUE – north side between Fairfield Way and Keystone Street; Lot 020B in Assessor's Block 3281 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 755 to establish a Health Service use on the ground floor of the subject property. The Health Service use will function as a patient optometry space and will occupy the entire ground floor of the subject site and will serve the general public. There will be no expansion of the existing building envelope under this proposal. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P") within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-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: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore
MOTION: [21369](#)

5. [2023-002340CUA](#) (E. OROPEZA: (628) 652-7369)
999 VALENCIA STREET – northeast corner of 21st Street; Lot 026 in Assessor's Block 3609 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.60 and 303, to allow the transfer of a liquor license type 20 to a General Grocery, DBA Valencia Whole Foods within the Mission Alcoholic Beverage SUD (Special

Use District), the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X 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: [21370](#)

6. [2022-001539CUA](#) (C. ALEXANDER: (628) 652-7334)
[4200 23RD STREET](#) – northwest corner of Diamond Street; Lot 017 in Assessor's Block 2772 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 249.92, and 303 to construct a three-story horizontal and one-story vertical addition at the rear of the existing single-family dwelling that increases the Gross Floor Area to 3,634 square feet at the subject property 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

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore
MOTION: [21371](#)

7. [2022-003304CUA](#) (J. HORN: (628) 652-7366)
[326 27TH STREET](#) – north side between Sanchez and Church Streets; Lot 011 in Assessor's Block 6579 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 249.92, and 303, to construct a 3,933 gross-square-foot, 31-foot tall, three-story-over-garage, one-family residential building with one vehicle parking space 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 25, 2023)

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore
MOTION: [21372](#)

C. COMMISSION MATTERS**8. Land Acknowledgement****President Tanner:**

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 July 13, 2023](#)

SPEAKERS: None

ACTION: Adopted

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner

ABSENT: Moore

10. Commission Comments/Questions

None.

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**Rich Sucre, Deputy Director of Current Planning:**

Hi Commissioners, Rich Sucre again. I'm here for Aaron Starr. Obviously, I am not Aaron Starr but I am reading his report.

Land Use Committee

230559 Planning, Building, Fire Codes - Small Business Month Fee Waivers Including for Awning Installation and Business Signs. Sponsor: Engardio. Staff: Flores.

This week the Land use Committee took up the duplicated file for the Small Business Month Fee Waiver. Commissioners, this item was duplicated so that the duplicated file

could be amended to include the Planning Commission's recommended modifications and then referred to the BIC for their review and recommendation.

The Planning Commission heard this item on May 4th and unanimously recommended approval with a modification to expand the program to all signs applied for during the month of May (not just awnings or sign copy on awnings). Supervisor Edgardo include this amendment in the duplicate file that was considered at land use this week; however, at the suggestion of Supervisor Chan the expansion of the fee waiver will only apply for May 2023 and May 2024.

This week there was little discussion and no public comment, and the item was forwarded to the Full Board with a positive recommendation.

230764 Planning, Building Codes - Development Impact Fee Indexing, Deferral, and Waivers; Adoption of Nexus Study. Sponsor: Mayor. Staff: Sider.

230769 Planning, Administrative Codes - Development Impact Fee Reductions. Sponsors: Peskin; Safai. Staff: Conner.

Next the Committee took up two ordinances at once, the Development Impact Fee indexing Ordinance and the Development Impact Fee Reduction Ordinance sponsored by the Mayor and Supervisor Peskin respectively. Commissioners you heard these items on July 13 and recommended approval with modifications for both.

For the Indexing Ordinance you recommended eliminating development impact fees assessed on changes of use throughout the Planning Code.

And for the Development Impact Fee Reduction amendments are:

1. Apply the reductions of Section 415A and 415B to inclusionary projects of all sizes, not only to projects with 25 units or more.
2. Authorize temporary rate reductions for pipeline projects that have used the HOME-SF Program.
3. Standardize deadlines within the various rate reduction programs and between the Inclusionary Affordable Housing Program and other standard timelines:
4. Remove the requirement for two or more people to occupy middle-income units.
5. Remove the on-site, off-site, and fee rates set forth in Planning Code Section 419 for the Urban Mixed- Use District for all projects.
6. Simplify the requirements set forth in the Divisadero NCT by removing the distinction for projects that were upzoned through the creation of the Divisadero NCT.
7. Modify the Planning Code to maintain the same on-site, off-site and fee rates for both Rental Housing Projects and Ownership Housing Projects beginning November 1, 2026.
8. Modify the Planning Code to remove the annual increases from the Inclusionary Affordable Housing Program which are set to begin on January 1, 2028.
9. Correct the proposed Citywide Fee/Off-site rate for Interim Rate Projects to 20.4%, instead of 20.5%, and adjust the low-income tier to 11.4% instead of 11.5%.

The Committee duplicated the file at Supervisor Safai's request in order to include some of the amendments; however, Supervisor Peskin said he was not inclined to add those amendments to the duplicated ordinance. So, the Committee ultimately did NOT take any of the Planning Commission's recommendations. This does have implementation impacts for the Department as many of the amendments were common sense changes intended to simplify our existing process which is extremely complicated.

The Committee members had a robust discussion about these two ordinances. Supervisor Peskin explained the history of the Inclusionary ordinance, the reasoning behind the reduction and the process that led to the proposed reductions. Supervisor Preston was unconvinced that the fees and inclusionary numbers should be reduced and challenged the assumption that these changes would lead to any new housing at all. He asked staff if anyone had projected how much money were set to lose should this pass. We did not.

There was also significant public comment with most callers objecting to the reduction of fees and questioning the need for additional market rate housing in San Francisco.

The committee did end up moving the item to the full board on a 2-1 vote, with Supervisor Preston voting against the motion.

230026 Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District. Sponsors: Melgar. Staff: Flores.

Lastly, the committee considered Supervisor Melgar's Family housing Opportunity SUD ordinance. This ordinance would remove process requirements for demolition and public notice for building expansion, in addition to providing more density for projects in RH zoning districts that met specific requirements. Commissioners, you may recall this was heard last week and amended by Supervisor Melgar. Peskin also had amendments that he wanted to incorporate; however, they had not been drafted to form yet. This week those amendments were added and include:

1. Require a CU if demolishing any rent controlled units;
2. Ensuring Group Housing SUD controls still apply;
3. And amendments to ensure that only one unit would be permitted in the rear yard should the project be allowed to have more than four units based on lot area.
4. Exclude the North Beach SUD and the Telegraph Hill SUD from the proposed Family Housing Opportunity SUD, and
5. Some clerical amendments.

Public comment wasn't as robust as last time, but there were commentators in support and opposition to the ordinance. After public comment the committee voted to forward the item to the full board as a committee report.

Full Board

The following items passed second read:

221164 Planning Code, Zoning Map - Van Ness & Market Residential Special Use District - Height Increase for 98 Franklin Street. Sponsor: Preston. Staff: Alexander. Passed Second Read

230502 General Plan - Port of San Francisco Waterfront Plan Update. Sponsor: Planning Commission. Staff: Snyder. Passed Second Read

230501 Zoning Map - Port of San Francisco Waterfront Plan Update; Waterfront Zoning Correction. Sponsor: Planning Commission. Staff: Snyder. Passed Second Read

230503 Planning Code - Port of San Francisco Waterfront Plan Update. Sponsor: Planning Code. Staff: Snyder. Passed Second Read

230690 Planning Code - Landmark Designation - Parkside Branch Library. Sponsor: Engardio. Staff: La Valley. Passed Second Read

230732 Planning and Building Codes - Commercial to Residential Adaptive Reuse and Downtown Economic Revitalization. Sponsors: Mayor; Peskin. Staff: Langlois. Passed Second Read

230745 Building, Planning Codes - Existing Awning Amnesty Program. Sponsors: Mayor; Peskin and Stefani. Staff: Merlone. Passed Second Read

The following Items passed first read:

230026 Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District. Sponsors: Melgar. Staff: Flores. Passed First Read

230559 Planning, Building, Fire Codes - Small Business Month Fee Waivers Including for Awning Installation and Business Signs. Sponsor: Engardio. Staff: Flores. Passed First Read

230764 Planning, Building Codes - Development Impact Fee Indexing, Deferral, and Waivers; Adoption of Nexus Study. Sponsor: Mayor. Staff: Sider. Passed First Read

230769 Planning, Administrative Codes - Development Impact Fee Reductions. Sponsors: Peskin; Safai. Staff: Conner. Passed First Read

Laura Lynch, Acting Commission Secretary:

The Historic Preservation Commission did not meet this week. I do have a report from the Zoning Administrator for the Board of Appeals.

The Board of Appeals met last night and considered several appeals. Of interest to the Planning Commission was an appeal of the Zoning Administrator's interpretation related to the method of measurement for bulk controls and the associated definition of plan dimensions. The interpretation stated that, unless specified elsewhere in the Planning Code, the maximum Plan Dimensions per specific bulk limits apply within the exterior walls of each individual building or structure, such that a single building may not have multiple vertical elements, such as separate towers, that collectively exceed the

maximum permitted Plan Dimensions. However, separate buildings on the same lot will have separate Plan Dimensions for the purpose of measuring bulk limits.

That interpretation was appealed by 2700 Sloat Holding LLC on the basis that the interpretation was an incorrect, inconsistent with past practice, and in violation of state law. After substantial questioning, and noting the Code provides options for projects to obtain approvals from the Planning Commission for additional bulk, the Board determined that the Zoning Administrator had not erred or abused their discretion in issuing the interpretation, and they voted unanimously to deny the appeal.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – 367 Liberty, demo calcs

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. [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” (previously called “Well-Resourced Neighborhoods” in the 2022 Housing Element). The presentation will share the project scope and timeline, zoning concept maps, recent and upcoming outreach events, key themes from the feedback received, policy considerations, and next steps for the development of the rezoning proposal. The Mayor’s Executive Directive on Housing for All directs the Planning Department to submit a final zoning proposal in January 2024 for consideration by policymakers.

Preliminary recommendation: None – Informational

SPEAKERS: = Lisa Chen – Staff presentation
 - Georgia Schuttish – Adjust demo calcs, codify the Residential Flat Policy
 + Jake Price – Don’t focus on just transit corridors
 + Adam Van Prooyen – Encourage and incentivize zoning
 = Joshua Switzky – Response to comments and questions
 + Jane Natoli – Expand concept and not put housing in just one place

ACTION: None – Informational

RECUSED: Ruiz

14. [2015-012490ENX-02](#) (K. AGNIHOTRI: (628) 652-7454)

88 BLUXOME STREET – northeast corner of 5th Street; Lot 037 in Assessor's Block 3786 (District 6) – Request to modify the approved **Large Project Authorization** under Motion No. 20493, pursuant to Planning Code Sections 249.78, 329, and 830, which was to demolish the 288,570 square foot Bay Club SF tennis building and the construction of

three new buildings: a 16-story, 243-foot-tall West component, a 13-story, 202-foot-tall East component, and a seven-story, 85-foot-tall Community Center/Affordable housing component – over a podium with two basement levels. The current proposal removes the 127,557 square-foot private tennis facility that was to be located below-grade. The updated project has a total of 1,097,218 gross square feet (gsf) and will include 775,000 gsf of office, 31,400 gsf of community recreation, 9,074 gsf of PDR, 19,541 gsf of retail, 4,578 gsf of childcare, 178 off-street parking spaces, eight loading spaces, and 360 bicycle spaces (322 Class I, 38 Class II). The Project site is identified as a "key site" in the Central SOMA plan and will provide qualified amenities, including dedication of an air space parcel to the Mayor's Office of Housing and Community Development, a new Recreation and Community Center ("Gene Friend Aquatic Annex"), and development of a new public park ("Bluxome Linear Park"), measuring approximately 13,157 square feet. Under the Large Project Authorization, the project is requesting exceptions from the following Planning Code (PC) requirements: PC 132.4 [Building Setbacks, Streetwall Articulation and Tower Separation]; PC Section 152.1 and 154; [Off-Street Freight Loading Requirements]; PC 249.78(c)(5) [PDR Space Requirements]; PC 249.78(d)(9) [Wind]; PC 260(b)(1)(L) [Height Limits]; PC 270(h) [Bulk Controls]; PC 270.1 [Horizontal Mass Reduction]; and PC 261.1 [Narrow and Mid-Block Alley Controls].

Preliminary recommendation: Approve with Conditions

SPEAKERS: = Kalyani Agnihotri – Staff report
 + Therezia Nemeth – Project sponsor report
 - Gregg Alberg – Tennis and pickle ball
 - Bobby Carter – Why are you eliminating the tennis court
 - Zeb Zapolo – Will no longer support

ACTION: Approved with Conditions

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner

ABSENT: Moore

MOTION: [21373](#)

- 15a. [2021-001407SHD](#) (G. PANTOJA: (628) 652-7380)
2700 45TH AVENUE (IRISH CULTURAL CENTER) – southeast corner of Wawona Street; Lot 026 in Assessor's Block 2513 (District 4) – Request for **Adoption of Shadow Findings** pursuant to Planning Code Section 295 that net new shadow from the project would not adversely affect the use of San Francisco Zoo under the jurisdiction of the Recreation and Park Commission, within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 100-A Height and Bulk District.

Preliminary Recommendation: Adoption of Findings

SPEAKERS: = Gabriela Pantoja – Staff report
 + Jonathan Goldberg, Legislative aide of Sup. Engardio – Support
 + Liam Reidy – Project sponsor presentation
 + Dane Bunton – Design presentation
 + Jake Whitman – Goal is to flourish the neighborhood
 + Jennifer Chawick – Read letter from Michael Smith, Consul General of Ireland
 + Mark Conroe – Crucial and significant contribution to the city
 + Iver Collins – Beacon for musicians
 + Speaker – Outreach

- + Speaker – Programs, executed well
- Eileen Boken – Concerns, ZA determination
- Speaker – Amendments address
- + Tony Bucher – Cultural events
- + Raymond Kwong – Asian dance events, professional
- + Eileen Mize – Dance events
- Evan Rosen – Next to a proposed high rise 2700 Sloat project
- + Kate Gunning – Films, live performance
- Susan Wolfe – No community outreach
- + Mark Dally – Irish music lessons

ACTION: Adopted Shadow Findings
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
 ABSENT: Moore
 RESOLUTION: [21374](#)

- 15b. [2021-001407CTZ](#) (G. PANTOJA: (628) 652-7380)
2700 45TH AVENUE (IRISH CULTURAL CENTER) – southeast corner of Wawona Street; Lot 026 in Assessor's Block 2513 (District 4) – Request for **Coastal Zone Permit** pursuant to Planning Code Section 330 to allow the demolition of an existing two-story, community facility and new construction of a six-story-over-basement, 91-ft tall, mixed-use building (approximately 129,538 square feet (sq. ft.)) operated by the United Irish Cultural Center that contains that contains Public and Private Community Facilities, Restaurant, Bar, Office, Nighttime Entertainment, and Instructional land uses, 54 off-street parking spaces, two car share spaces, 42 Class 1 and 44 Class 2 bicycle parking spaces within the NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 100-A Height and Bulk District.
Preliminary Recommendation: Approve

SPEAKERS: Same as item 15a.
 ACTION: Approved
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
 ABSENT: Moore
 RESOLUTION: [21375](#)

- 15c. [2021-001407CUA](#) (G. PANTOJA: (628) 652-7380)
2700 45TH AVENUE (IRISH CULTURAL CENTER) – southeast corner of Wawona Street; Lot 026 in Assessor's Block 2513 (District 4) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.96 (pending) and 303 and Board File No. 230505 to allow the demolition of an existing two-story, community facility and new construction of a six-story-over-basement, 91-ft tall, mixed-use building (approximately 129,538 square feet (sq. ft.)) operated by the United Irish Cultural Center that contains Public and Private Community Facilities, Restaurant, Bar, Office, Nighttime Entertainment, and Instructional land uses, 54 off-street parking spaces, two car share spaces, 42 Class 1 and 44 Class 2 bicycle parking spaces within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 100-A Height and Bulk District. The Project seeks exceptions from Floor Area Ratio (FAR), Rear Yard, and Bulk requirements under the Conditional Use Authorization. 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 the California Environmental Quality Act (CEQA), pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 15a.
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore
MOTION: [21376](#)

- 15d. [2021-001407PCAMAP](#) (G. PANTOJA: (628) 652-7380)
2700 45TH AVENUE (IRISH CULTURAL CENTER) – southeast corner of Wawona Street; Lot 026 in Assessor's Block 2513 (District 4) – Request for **Planning Code Text Amendment**, pursuant to Planning Code Section 302, to create the Wawona Street and 45th Avenue Cultural Center Special Use District (SUD) which outlines permitted land uses, Transportation Demand Management requirements, and the process for seeking exceptions from specific Planning Code requirements including floor area ratio, rear yard, and bulk; a **Zoning Map Amendment** to Zoning Map No. SU 13; and, adopt findings under the California Environmental Quality Act (CEQA) and make findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1. The proposed amendments will be before the Commission so that it may recommend approval, rejection, or approval with modifications to the Board of Supervisors.

Preliminary Recommendation: Recommend Approval to the Board of Supervisors

SPEAKERS: Same as item 15a.
ACTION: Recommended approval to BOS
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
ABSENT: Moore
RESOLUTION: [21377](#)

17. [2019-004772CUA](#) (M. GIACOMUCCI: (628) 652-7414)
3250-70 18TH STREET – northwest corner of Shotwell Street, Lot 085; north side between South Van Ness Avenue and Shotwell Street, Lot 086; in Assessor's Block 3574 (District 9) – Request for **Conditional Use Authorization** of a Planned Unit Development pursuant to Planning Code Sections 209.1, 303, and 304 to permit a School use in a RH-3 Zoning District (Section 209.1), to modify rear yard requirements (Section 134), and to modify the amount of required bicycle parking (Section 155.2). The proposed project ("Project") would expand the existing La Scuola International School, including construction of a 20,370 square-foot school building on the southeast portion of the property and improvements and expansion to an existing play yard resulting in a total of 12,228 square-feet of recreational open space. The Project Site is located within a RH-3 (Residential- House, Three Family) Zoning District and 55-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 July 20, 2023)

SPEAKERS: = Monica Giacomucci – Staff report
 + Valentina Imbeni – Project sponsor presentation
 + Emily Gosak – Design presentation
 + Kimi Okada – Real asset to the neighborhood
 + Enrique Espinosa – Enhancing the community
 + Mauricio Chavez – Carpenter’s union, labor movement
 + Tamika Johnson – Opportunity to work on the project
 + Marsanne Weese – Board member
 + Harlan Crystal – Invest in the expansion of schools
 + Eric Tokstad – Architecture, revitalization
 = Rich Sucre – Response to comments and questions

ACTION: Approved with conditions, with the additional condition requiring the Planning Department to facilitate a meeting between the community groups, the cultural district and the project sponsor in hopes of a good neighbor policy to be made. This meeting shall be made prior to the end of 2023

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner

ABSENT: Moore

MOTION: [21378](#)

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.

18. [2022-009006DRP-02](#) (T. GREENAN: (628) 652-7324)
615 SANCHEZ STREET – east side between 19th and Cumberland Streets; Lot 057 in Assessor’s Block 3600 (District 8) – Request for **Discretionary Review** of Building Permit No. 2022.0908.2052 to construct a 553 sq. ft. third story vertical addition and add 204 sq. ft to an existing ADU of a single-family dwelling 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
nary Recommendation: Approve with Conditions

SPEAKERS: = Trent Greenan – Staff report
 - Sammie Host – DR 1 presentation
 - Ugo Catry – DR 2 presentation
 + Dave – Project sponsor
 + Brett Gladstone – Project sponsor presentation
 + Scott Goldman – Will not change the neighborhood character
 - David Leeson – Against the alternative proposal

ACTION: No DR

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner

ABSENT: Moore
DRA: [833](#)

ADJOURNMENT 3:38 PM
ADOPTED SEPTEMBER 7, 2023