

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 2, 2023
12:00 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Aaron Starr, Gabriela Pantoja, Jeffrey Horn, Gretel Gunther, Sharon Young, Natalia Fossi, 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. 2023-006996PCA (M. TAYLOR: (628) 652-7352)
PERMITS TO INSTALL BUSINESS SIGNS TO HISTORIC BUILDINGS OR BUILDINGS IN CONSERVATION DISTRICTS IN THE C-3 (DOWNTOWN) AREA [BOARD FILE NO. 230834] – Planning Code Amendment – Ordinance, sponsored by Supervisor Peskin, to amend the Planning Code to require compliance with the procedures of Planning Code, Article 10 for certain work involving a business sign on a designated landmark site or in a designated historic district, and to require a hearing before the Historic Preservation Commission rather than an administrative review by Planning Department staff of applications for a permit to install business signs to a Significant or Contributory building or a building in a Conservation District in the C-3 (Downtown) area, provided that the permit is for a Major Alteration; affirming the Planning Department's determination under the California

Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Preliminary Recommendation: Approve

Continued from Regular Hearing on October 26, 2023

(Proposed for Continuance to December 7, 2023)

SPEAKERS: None
 ACTION: Continued to December 7, 2023
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None

2. 2023-005549PCA (A. MERLONE: (628) 652-7534)
ELIMINATING PUBLIC ART REQUIREMENT FOR 100% AFFORDABLE HOUSING PROJECTS – Ordinance, introduced by Supervisor Dorsey, amending the **Planning Code** to eliminate the public art requirement for 100% affordable housing projects and provide for the relocation or removal of existing artwork at such projects subject to certain conditions; affirming the Planning Commission's determination under the California Environmental Quality Act; and making findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.
Preliminary Recommendation: Approve with Modifications
 (Continued from Regular Hearing on September 7, 2023)
(Proposed for Continuance to November 16, 2023)

SPEAKERS: None
 ACTION: Continued to November 16, 2023
 AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 RECUSED: Ruiz

3. 2021-010176CUA (J. HORN: (628) 652-7366)
2261 FILLMORE STREET – west side between Sacramento and Clay Streets, Lot 002; southwest corner of Clay Street, Lot 001; 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 Regular Hearing on September 28, 2023)
(Proposed for Indefinite Continuance)

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

4. 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
 (Continued from Regular Hearing on July 27, 2023)
(Proposed for Indefinite Continuance)

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

5. [2022-006620DRP](#) (D. WINSLOW: (628) 652-7335)
961-967 DE HARO STREET – east side between 22nd Street and Southern Height Avenue; Lots 115 and 116 in Assessor's Block 4096 (District 10) – Request for **Discretionary Review** of Building Permit Nos. 2022.0506.3674; 2022.0623.7003; and 2022.0623.6922 demolish an ancillary structure to the south of an existing two-family building (determined not to be a third unit per UDU screening), subdivide the existing 50' wide lot into two 25' wide lots and construct two three-story over basement residential buildings on two separate lots – each containing two-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: Do Not Take Discretionary Review and Approve
WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

16. [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 October 19, 2023)

SPEAKERS: None
 ACTION: Continued to November 9, 2023
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

6. [2022-006094CUA](#) (H. SAMUELS: (628) 652-7545)
2999 CALIFORNIA STREET, #503 – southeast corner of Baker Street; Lot 059 in Assessor's Block 1029 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.1, and 303 to classify one dwelling unit at the subject property as Intermediate Length Occupancy (ILO) units. 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 dwelling units. The subject property is located within a RH-2 (Residential, House – Two-Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
NAYS: None
MOTION: [21425](#)

7. [2022-006347CUA](#) (T. ATOYEBI: (628) 652-7363)
3420 18TH STREET, #204, #402, #403 – northeast corner of San Carlos Street; Lots 186, 192, 193 in Assessor's Block 3576 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.3, and 303, to classify three units (#204, #402, #403) as Intermediate Length Occupancy (ILO) units. 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 units proposed for ILO classification will remain dwelling units. The subject property is located within the Mission 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, Moore, Tanner
NAYS: None
MOTION: [21426](#)

8. [2022-006178CUA](#) (T. ATOYEBI: (628) 652-7363)
750 VAN NESS AVENUE, #1103 – east side between Turk and Eddy Streets; Lot 092 in Assessor's Block 0742 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.3, 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 a RC-4 (Residential-Commercial, High Density) Zoning District and 130-V Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
NAYS: None
MOTION: [21427](#)

9. [2022-006503CUA](#) (M. DITO: (628) 652-7358)
750 VAN NESS AVENUE, #1303 – east side between Turk and Eddy Streets; Lot 103 in Assessor's Block 0742 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.1, 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(s) proposed for ILO classification will remain dwelling units. The subject property is located within a RC-4 (Residential, Commercial – High Density) Zoning District and 130-V Height & Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 MOTION: [21428](#)

10. [2022-006187CUA](#) (M. DITO: (628) 652-7358)
750 VAN NESS AVENUE, #201 – east side between Turk and Eddy Streets; Lot 033 in Assessor's Block 0742 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.1, 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(s) proposed for ILO classification will remain dwelling units. The subject property is located within a RC-4 (Residential, Commercial – High Density) Zoning District and 130-V Height & Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 MOTION: [21429](#)

C. COMMISSION MATTERS

11. 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.

12. CONSIDERATION OF ADOPTION:

- [Draft Minutes for September 14, 2023](#)
- [Draft Minutes for October 19, 2023](#)

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

13. COMMISSION COMMENTS/QUESTIONS

Commissioner Imperial:

I just want to--I believe this weekend, we received a letter from the Committee Equity Council regarding the equity, I guess they named it as Equity Vision of Downtown, which I would like to applaud them and sending us that kind of vision for equity as we're thinking or going through the process of downtown recovery. And I also, just want to highlight too because, I think two weeks ago I went to SF MOMA and that was the time that the first exhibition was the Filipino artist, Precita Abad. And that was my first time actually going to SF MOMA exhibiting a Filipino artist and that was the day that -- it was free for the community and it was a really elevating moment for me. I don't usually go to SF MOMA because I can't relate to the art exhibitions but I think the letter that the Committee Equity Council also, it elevates us to what the experience or try the vision

that they would also like to express or what the downtown should look like in terms of the theatres, the auditoriums that making also the BIPOC community or the communities that have been there to be part of their exhibits or you know, and to highlight the cultural aspects of our city. So, I would like to applaud that and also like to applaud SF MOMA for having a community day and it was free ticket for everyone and that was the first time where I would hear the Filipino music, the traditional Filipino music ringing throughout the theater and I thought that was really beautiful that they did that. And SOMA exhibit still open, and also, so I would just like to encourage other theatres around the city to also to be open to other cultural aspects that makes our San Francisco thriving. Thank you.

President Tanner:

Awesome. That is great. I got to the De Young on a free day as well so that was a good time to go. And glad to hear about the exhibit. We'll have to check it out.

Commissioner Moore:

I am reading and experiencing that major California insurance companies are leaving the state of California. That is USAA, that is Farmers, that is Allstate, and the list is quite lengthy. This is starting to have an effect on rental buildings and all other living units in the city. I would like to, the Department to become aware of what they hear, because the consequences are quite dire. One cannot own or buy a residence; one cannot live in a residence without having insurance and the different types of insurances. I am wondering where that is moving California. The state is very mum in terms of responding and helping, and at this moment, out of state, non-California license insurers are offering insurances at about 3 and 3 1/2 times the price of what former insurance cost in the past. I see that to be a major impact on everybody, owners, renters, et cetera because it will make it unattainable to occupy a residential unit or a home. I would like the Department to track that and let the public know of what you hear. The information is still very spotty and nobody really can give you an answer of what to do if your insurance is being canceled. Thank you.

President Tanner:

I second that and I had, our policy was not renewed by our insurance company so,

Commissioner Moore:

I'm in the same position.

President Tanner:

Yeah. So, it is very, very real challenge.

D. DEPARTMENT MATTERS

14. DIRECTOR'S ANNOUNCEMENTS

None.

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

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.

This week the Land Use committee considered the proposed SUD at 45th and Wawona for the Irish Cultural Center. This was heard by the Planning Commission on July 27 of this year, and you recommend approval. After Planning Commission approval, however, it came to light that this change needed to be brought to the Coastal Commission. As a result, the item has been stalled at the Board for few weeks. This week, the sponsor

of this ordinance, Joe Engardio, proposed amendments to the ordinance indicating that the ordinance was required to be sent to the Coastal Commission. Those amendments were made and accepted.

There were several public commentators on this item, mostly in objection to the proposal. There was also sharp criticism of the Planning Department and its failure to send this to the Coastal Commission.

The item was eventually continued to November 27th because the amendments were substantive.

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."

The goal of the Ordinance is to build on Prop. H and the Small Business Recovery Acts. The Ordinance reduces barriers small businesses face when opening or expanding into a new space. The Ordinance also allows more business types to be principally permitted on the ground floor in commercial areas.

The Planning Commission heard this item on September 7th and recommended approval with modification.

First three modifications have been incorporated into the Ordinance: 1) combining the Priority Processing and CB3P programs since they were largely overlapping and created confusion, 2) eliminating the Mission Street Formula Retail Restaurant Subdistrict because the Ordinance changes made this subdistrict redundant, and 3) mirroring the LCCU Use Size limitations for the new eligible districts.

The last recommended modification was to continue to regulate Retail Professional Services and Non-Retail Professional Services separately and maintain two separate definitions because of the different impacts they have on the neighborhood. The Ordinance retains the status quo of keeping Retail Professional Service and Non-Retail Professional Services as separate definitions. However, it now allows Non-Retail Professional Services on the ground floor with CUA in most neighborhoods.

OSB Director Tang provided a summary of the amendments incorporating Planning Commission recommendations as noted, as well as other recommendations in response to Supervisor concerns and discussions with community members.

Supervisors Peskin, Ronen, and Melgar expressed concerns about the difficulty for small business owners in getting through the permitting process, beyond Planning Code regulations, and cited examples where applicants were provided wrong information by DBI, DPH and other permitting agencies. Sup. Ronen urged the Departments to provide restitution to applicants to help respond to the wasted time and money when applicants are misinformed.

There were 7 public comments with about half in support of the legislation for its efforts to make it easier for small businesses to open. Some public commenters agreed with the Supervisors' comments that there needs to be better coordination between the agencies to respond to and guide applicants.

Chair Melgar made a motion to adopt the recommendations as described by Director Tang and the item was continued to November 27th.

230443 Planning and Subdivision Codes, Zoning Map - Housing Production. Sponsors: Mayor; Engardio and Dorsey. Staff: Starr. Item 4

Lastly, the mayor's constrains reduction ordinance was considered by the Committee. Supervisor Melgar gave opening remarks about how she is working with the mayor's office on amendments to resolve some outstanding issues. She also addresses the Standards and Practices letter sent by HCD. She then indicated that the amendments were not yet signed to form and that the item would be continued.

Supervisor Mandelman was there as well and introduced amendments that would remove the CU in the Corona Heights SUD and Central Neighborhoods Large Homes SUD and replace it with a cap on unit size. The ordinance was duplicated and Mandelman's amendments were added to the duplicated file. The duplicated will be coming back to you for your review and recommendation because the amendments had not been considered by the Planning Commission.

There were public commenters, most of them in opposition to the ordinance, but fewer than in other hearings. At the end of the hearing the item was continued to the November 27 land use hearing.

Full Board

220709 Planning Code - Nighttime Entertainment Castro Street Neighborhood Commercial District. Sponsor: Mandelman. Staff: Merlone. PASSED Second Read

Jonas P. Ionin, Commission Secretary:

The Board of Appeals did meet last night and took action on one case of interest to the Commission. The building permit for an addition to a home at 1334 12th Avenue was heard as a Discretionary Review by the Planning Commission in September of last year. While the hearing was somewhat contentious, the Commission ultimately voted unanimously to not take DR and approve the project with modifications made prior to the hearing. The DR requestor appealed the permit to the Board of Appeals and last night's discussion focused primarily on the accuracy of the project's plans which had been revised post-DR to address some inaccuracies related to the adjacent building. The Board was eventually satisfied with the accuracy of the plans, especially with DBI's assurance of a pre-construction inspection. The Board determined that the project was consistent with the residential design guidelines and voted unanimously to deny the appeal.

The Historic Preservation Commission did meet yesterday as well and there are two matters, I think that might be of interest to the Planning Commission. The first being a State Density Bonus project at the property at 2395 Sacramento Street, a Certificate of Appropriateness for a landmark building. Landmark 115 that proposed Seven-story over a basement addition at the east elevation and a six-story addition at the south elevation. There were quite a large number of community folks come out in opposition to the increase in height and impact to their district, however, the Historic Preservation Commission ended up approving with amendments to include a condition that staff review final materials for compatibility and treatment of the sand stone to meet the Secretary of Interior Standards, and to include a finding recommending that the interior art murals be preserved once they are removed. The second item that may be of interest to the Planning Commission was their adoption of a Recommendation for Approval to landmark the Alexandria Theatre at 5400 Geary Boulevard.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Residential Flat Policy needs to be codified with objective design standards preserving original configuration of existing flat. Residential Flats shouldn't be remodeled out of existence as shown by example which had an exponential increase in sales price in year and a half...over 63%. The tenant that lived in the upper Flat no longer does. **Hallways including the original layout of rooms which are usually located at either end of the hallway and with separate rooms located off the hallway should be preserved including the original layout of kitchens which are generally at the rear of the Flat.** Original configuration, layout should be preserved in order to prevent loss of housing that is rent controlled. Additionally, per Findings in Resolution No. 20024 Residential Flats are a typology of housing that "satisfies a number of housing needs, particularly for middle-income families". Permits approved/issued within weeks of application for this project.
 Angela Adams – Represents the Carpenters Union
 Eileen Boken – Irish Cultural Center
 Sue Hestor – Reports should be posted and available to the public

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.

17. [2018-008802MAP](#) (G. PANTOJA: (628) 652-7380)
68 NANTUCKET AVENUE – Request for **Zoning Map Amendments** to amend Sectional Map ZN11 of the Zoning Map to rezone Assessor's Block 3144B, Lots 027A and 036A, known as 68 Nantucket Avenue, from Public (P) to Residential-House, One-Family (RH-1) Zoning 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 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302. 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: = Gabriella Pantoja – Staff report
 + Darren - Project sponsor presentation
 ACTION: Approved
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 RESOLUTION: [21430](#)

18. [2022-12254CUA](#) (J. HORN: (628) 652-7366)
2001 37TH AVENUE – west side between Rivera Street and Pacheco Street; Lot 006 in Assessor's Block 2094 (District 4) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, 304 and 317 to amend an existing Planned Unit Development (PUD) for St. Ignatius College Preparatory to allow the expansion of an existing private secondary school (St. Ignatius College Preparatory) with the demolition of five buildings, which includes a 34-room dormitory, and construction of an addition to the existing main academic building. Under the PUD, the project is seeking an exception to rear yard (Planning Code Section 134) requirements. The subject property is located 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: Approve with Conditions

SPEAKERS: = Jeff Horn – Staff report
 + Michelle Nevin Levine – Project sponsor presentation
 + Felicia Dunham – Project sponsor presentation
 - Lance Mellon, Sunset Community Garden – Organized opposition, detrimental to the garden and community
 - Speaker, Sunset Community Garden - Organized opposition, doesn't fulfill requirements
 - Nancy Murphy, Sunset Community Garden – Organized opposition, will hamper growth of plants due to shadow
 - Mike - Sunset Community Garden - Organized opposition, garden is therapeutic for seniors that visits the garden
 + Sophia Perrodomo – New classrooms will help students grow academically
 + Speaker – Will benefit the students, more room for students to study
 + Speaker – Makes students comfortable and safe
 + Alex – Current halls are narrow, new plans will create new opportunities for students to study
 + Speaker – Excited for his sister that will start going to St. Ignatius
 + Hannah Basi – Will provide a new learning environment for new students
 + Eugene Torres - Improve mental health of students

- + Olivia O'Neal – Add open spaces for students to study making them productive
- + Uma – Excited, new plans will resolve the issue of congestion, social interaction
- + Jack Sandler – Current building is cramped, impossible to find a quiet space
- + Jordan Nash – Collaboration, current campus has tight hallway
- + Matt Blake – Issue of space, school is growing and changing
- + Kier Cassidy – More opportunity to collaborate with other students
- + Emerson Williams – Will support upcoming students
- + John Corso – 100% union project, will create jobs
- + Vince Courtney – Good neighbor, union project
- + Chris Burnett - Glass workers union, support the local
- + Dan Torres – Life safety fire sprinkler system
- + Joshua Arce – CA laborers
- + Sabrina Hernandez – Opportunity to stay in the City
- + Speaker – Building trades, union project
- + Sarah Meek – Volunteers from St. Ignatius
- + Michelle Hughes – Additional jobs in the area, win for District 4
- + George Gamora – Changes will allow in-person meetings
- + Diane Lanihan – New addition is long overdue, space
- + Camila Luz Miles – Community services provided by students, support continued quality education
- + Speaker – Student values, current space is crowded
- + Kerwin Allen – Quality education, modern facilities
- + Marisa Branden – Building is 55 years old
- Eileen Boken – Scale and massing inconsistent to the neighborhood
- Randy Braise – Opposed to project as planned, light and open space
- + Katherine Mitchell-Ladd – Educating students for the future
- Speaker – Member of the Sunset Community Garden, reduced sunlight will affect plants in the garden, asking St. Ignatius to be a good neighbor
- + Mark Gleason – Teamsters, construction trades, employment
- + Anthony Nuanas – Local Union 12, much needed boost to the local economy
- + Paul Tota – More space needed, well-rounded students
- + Maureen McFadden – Promote community building opportunities to students, meet current seismic safety standards, current ADA accessibility, parking
- + Martin Murphy – More space is needed, promote modern teaching development
- + Tom Harlan – Building a better San Francisco
- + Randall Yip – Space needed, current building is not up to ADA standards
- Angie Pettit – Potential construction impact on the farmers market
- + Speaker – Union work, creating jobs
- + Joe – Local 913, will create jobs
- + Speaker – Questions garden community concerns
- Jay Manzo – Sunset Community Garden is asking for continuance
- Travis Smith – Rely on the Sunset Community Garden, ask for continuance
- + Speaker – For the future generations of students

ACTION: Approved with Conditions as amended to include: continue working with the community garden organization; and corrections read into the record by Com. Diamond.

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

NAYS: None

MOTION: [21431](#)

19. [2023-002914CUA](#) (M. TAYLOR: (628) 652-7352)
0322-324 FAIR OAKS STREET – west side between 24th and 25th Streets; Lot 003 in Assessor's Block 6511 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to remove an unauthorized dwelling at the ground floor of an existing two-story over basement residential building. The building would retain the two existing legal dwelling units of the subject property within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code section [31.04](#) (h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Michelle Taylor - Staff report
 + Rosy Cho – Project sponsor presentation
 + Andy Levine – Very costly
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 MOTION: [21432](#)

20. [2023-003074CUA](#) (G. GUNTHER: (628) 652-7607)
600 ORTEGA STREET – north side between 11th Avenue and 14th Avenue; Lot 013B in Assessor's Block 2036B (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303, and 317, to demolish an existing two-story over basement single-family dwelling and construct a new approximately 4,465 square foot, three-story over basement 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](#)v(h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = GG Gunther – Staff report
 + Summer - Owner
 + Kailin Yen – Project sponsor report
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 MOTION: [21433](#)

21. [2022-008829CUA](#) (S. YOUNG: (628) 652-7349)
2277 33RD AVENUE – west side between Rivera and Santiago Streets; Lot 003 in Assessor's Block 2316 (District 4) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 202.13, 303, and 303(aa) for a change of use of a vacant Residential Care Facility back to its original use as a Residential Use (Single-Family Dwelling). The proposed project will also include interior renovations and exterior alterations to the two-story building. The proposed project will not involve an expansion of the existing building envelope. The project site is located in 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: Approve with Conditions

(Continued from Regular Hearing on September 28, 2023)

Note: On September 28, 2023, after hearing and closing public comment; Continued to November 2, 2023, by a vote of +6 -1 (Diamond against).

SPEAKERS: = Sharon Young – Staff report
 = Natalia Fossi - Staff report

+ Daniel Turner – Project sponsor presentation
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 MOTION: [21434](#)

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.

- 22a. [2019-015792DRP](#) (D. WINSLOW: (628) 652-7335)
355 LOMBARD STREET – south side between Child and Kearny Streets; Lot 042 in Assessor's Block 0078 (District 3) – Request for **Discretionary Review** of Building Permit no. 2019.0816.9021 to construct a three-story vertical addition over an existing one-story garage to add two dwelling units within a RH-3 (Residential House, Three-Family), Telegraph Hill-NB Residential 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: Take Discretionary Review and Approve with Modifications
 (Continued from Regular Hearing on October 19, 2023)

SPEAKERS: = David Winslow – Staff report
 - Speaker – DR 1 presentation
 - Robert Shaddock – DR 2 presentation
 - Laura Strazzo – DR presentation
 + Ben Farrell – Project sponsor presentation
 = Corey Teague – Response to comments and questions
 ACTION: Took DR and Approved with Staff modifications
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
 NAYS: None
 DRA: [839](#)

- 22b. [2019-015792VAR](#) (R. SALGADO: (628) 652-7332)
355 LOMBARD STREET – south side between Child and Kearny Streets; Lot 042 in Assessor's Block 0078 (District 3) – Request for **Variance** from the Exposure requirements of Planning Code Section 140. The project site is located within a RH-3 (Residential House, Three-Family) Zoning District, Telegraph Hill-NB Residential SUD (Special Use District), and 40-X Height and Bulk District.
 (Continued from Regular Hearing on October 19, 2023)

SPEAKERS: Same as item 22a.
 ACTION: ZA Closed the PH and indicated an intent to Grant.

23. [2022-000280DRP](#) (D. WINSLOW: (628) 652-7335)
552 JERSEY STREET – north side between Diamond and Douglass Streets; Lot 020 in Assessor's Block 6505 (District 8) – Request for **Discretionary Review** of Building Permit No. 2022.0922.2993 to construct a horizontal side addition at the rear with a deck to an existing two-story single-family house 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: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff report
 - Elias Levy – DR presentation
 - Lane Kennedy – DR presentation
 + Speaker - Project sponsor presentation
 - Andy Levine – Windows and deck is missing in the model
ACTION: Took DR and Approved the project with the ground floor bath windows to be fitted
 with frosted or obscured glass.
AYES: Braun, Ruiz, Imperial, Koppel, Moore
NAYS: Diamond, Tanner
DRA: [840](#)

ADJOURNMENT 4:04 PM

ADOPTED NOVEMBER 30, 2023