

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, September 29, 2022**  
**1:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: Moore, Braun, Diamond, Imperial, Koppel, Ruiz, Tanner  
COMMISSIONERS ABSENT: None

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MOORE AT 1:05 PM

STAFF IN ATTENDANCE: Aaron Starr, Miriam Chion, Shelley Caltagirone, AnMarie Rodgers, Danielle Ngo, Monica Giacomucci, Michael Christensen, Trent Greenan, Liz 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 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.

### B. COMMISSION MATTERS

1. Consideration of Adoption:
  - [Draft Minutes for August 25, 2022](#)

SPEAKERS: Speaker – 45 Bernard motion, due process not provided, roof deck  
Lindsay Huston – 45 Bernard, ex-parte communication, was not afforded  
due process  
ACTION: Adopted  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore

- [Draft Minutes for September 8, 2022](#)

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

- [Draft Minutes for September 15, 2022](#)

SPEAKERS: Ozzie Rohm – Comments are not reflected adequately in minutes.  
Anastasia Yovanopoulos – Minutes - Capture what was said for the record  
ACTION: Continued to October 6, 2022  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore

## 2. Commission Comments/Questions

### **Vice President Moore:**

I would like to first welcome a full Commission again. Indeed, some of us have never met before but simultaneously I would like to welcome our new Commissioners, Commissioner Tanner and Commissioner Braun. It is great to be back here and it's almost being in a new room and a new experience. We're trying to make the best out of it. But before we get into Commission Comments, and I call on my other fellow Commissioners, please join me in the land acknowledgment that we read into the record every week.

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.

### **Commissioner Tanner:**

I just want to say I'm glad to be back here. It's good to see everyone in person. Definitely missed being here with you all so just very very excited to be back and have a really great robust agenda today of matters to take up. One item that did come up during the hearing process at the Rules Committee was the discussion of the role between the Commission Secretary and the Commissioners. And I just wanted to, for the record, state that Mr. Ionin and I did talk a little bit about that role and so, Supervisor Peskin had asked for that. So, we have had a conversation and I think it was really helpful for both of us. Just want to commend Mr. Ionin for his really great work and service to the Commission and I think this

has been just wonderful to have you shepherd us through a very, very, very challenging and uncharted territory. And I know that you continue to serve us admirably and I want to thank you for your service to the Commission.

**Vice President Moore:**

Secretary Ionin, I had a conversation and came onto a very good understanding that ultimately the subtlety of words matters and while we may have some ambiguity in our past motion making, we will pay attention that we all agree on every word that is being used in order to avoid confusion. We come with very different backgrounds, use language quite differently and that is for in a motion which is basic as semi-legal statement about a conclusion of this body, we need to be as precise as possible. And sometimes it involves using the advice from the City Attorney and specific expressions to avoid or to insert. All we need to pay attention to particular professional acronyms and words like architectural terms that are important to be properly used in our motions. We will try our best and I think we have a good understanding to cooperatively work together to bring that forward and avoid lengthy conversations which prolong, unnecessary prolong our meetings. I'm sure you would agree with what I said, Secretary Ionin. I'd like to ask that we please schedule for next week's meeting the Election of Officers. We need to elect a President. And I'm not sure that includes reaffirming the role of the Vice President but we need to elect a new President. So, if you could schedule that perhaps for next week Secretary Ionin, that would be appreciated.

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

Is there a consensus from the Commission? Okay, seeing no opposition, I will schedule the Election of Officers for next week's hearing.

**Vice President Moore:**

Thank you.

**Commissioner Diamond:**

I just wanted to explain the use of the head set in case any of you were wondering. I'm not listening to music on this side. I'm hearing impaired and I wear hearing aids and find the closed captioning to be delayed and not very useful and I want to make sure that I am hearing everything that everybody has to say. I found that on Zoom, the quality of the sound was so much better. And I'm working with the tech department and Mr. Ionin to try to come up with a solution in the hearing chambers that allows me to hear every word. So, we are trying a head set clipped into a loudspeaker that allows the mics to be fed directly into my ears. And so far, it is a big improvement. I just wanted to provide you all with that explanation.

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

Thank you. Commissioner Diamond. If there are no other Commissioner comments, there is one more housekeeping item I wanted to address the Commission on. The Castro Theatre was scheduled to come before you next week. We've received a request to continue that item into December. And after conversations internally, we thought it might be prudent for us to sort of consolidate our resources and allow the public to make a single comment on one day. And so, what I'm asking is, would you be available for a joint hearing with the Historic Preservation Commission at 10 a.m. on December 8th? I polled the Historic Preservation Commissioners. We are able to assemble a quorum. They will actually

have back-to-back hearings on their regular day on Wednesday and then join us here on Thursday morning, December 8th at 10 a.m. We do expect a very, very large number of speakers on that matter. I think the indication through the number of e-mails we have been receiving associated with this project indicates strongly that a large number of people. So, to really prevent that members of the public to have to queue up twice in a row on 2 days, we thought we might see if we could accommodate them and hold a Joint Hearing on that matter? And then we would set a time specific for your remainder calendar after that. We might bleed over but at least we could do that. So, if we can get a quorum for 10 a.m., and if we all agree here to do that, we can get that going. And that way the public will know as well.

**Vice President Moore:**

Do you want to just nod for us to nod or do you want to ask anybody individually.

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

Well, I just, if anyone I think it'd be easier if someone said they can't make 10 a.m. on Thursday, December 8<sup>th</sup>, that would be easier. If not, I will assume that you all can. Okay, fantastic. Thank you for that, Commissioners.

3. [2021-009977CRV](#) – **Remote Hearings** – Consideration of action to allow teleconferenced meetings and adopting findings under California government code section 54953(e) to allow remote meetings during the COVID-19 emergency; continue remote meetings for the next 30 days; direct the Commission Secretary to schedule a similar resolution [motion] at a commission meeting within 30 days.

SPEAKERS: Austin Yang – Response to comments and questions  
ACTION: Adopted  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore  
RESOLUTION: 21174

**C. DEPARTMENT MATTERS**

4. Director's Announcements

**Rich Hillis, Planning Director:**

Good afternoon, Commissioners. No formal announcements but welcome Commissioner Braun, happy to have you with us. And welcome back Commissioner Tanner.

5. 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. Welcome back everyone. It's unusual to see you all out here. So, this week's Land Use Committee was cancelled. However, last week they did hold one and you weren't here.

### Land Use Last Week

- 220643 Planning Code - Tenderloin Neon Special Sign District. Sponsors: Preston; Peskin and Melgar. Staff: V Flores

First on last week's land use agenda was the Tenderloin Neon Sign District, sponsored by Supervisor Preston. Commissioners, you heard this item on August 25 and voted to recommend approval with modifications. Those modifications included:

1. Strike Neon Sign provisions that are more restrictive than existing sign regulations.
2. Allow legal, noncomplying Neon Signs to be physically removed from the building and returned for maintenance purposes.
3. Amend the proposed Code language to change "blade signs" to "Projecting Signs".
4. For Residential Hotels, clarify that: 1) these signs are considered Identifying Signs and 2) Projecting.

All your amendments were included in the revised version of this ordinance on September 12th and the item was then continued one week to September 19th. On the September 19th hearing the revised ordinance was heard again. This time there were no public commentors and the item was forwarded to the Full Board as a committee report.

- 220041 Planning Code, Zoning Map - Production, Distribution, and Repair Uses. Sponsor: Walton. Staff: Shaw

Next was Supervisor Walton's ordinance that would remove the Industrial Protection Zone so that the underlying PDR controls would govern the land use in that area. The ordinance would also Social Service and Philanthropic uses to exceed 5,000 sq. ft. Commissioners, you heard this item on March 24th of this year and voted to recommend approval with modification. That modification was to allow a grandparenting clause for Self-Storage Facilities. This amendment was added to the final ordinance at the Land Use Committee. During the hearing, there were no public commenters, and the item was forwarded to the Full Board with a positive recommendation.

- 210866 Planning, Administrative, Subdivision Codes - Density Exception in Residential Districts. Sponsors: Mandelman; Melgar. Staff: Merlone 220997 Planning Code; Zoning Map - Rezoning Residential Districts] Sponsors: Mandelman; Haney

Last but certainly not least, the Committee again considered Supervisor Mandelman's four-plex ordinance. As you probably recall, the mayor vetoed the original ordinance that would have rezone all RH-1 districts to RH-2 and allow four units on interior lots and six units on corner lots. This density exception also came with limitations though. Applicants had to have owned the property for 5 years before they could take advantage of the density bonus. This is one reason why the mayor vetoed the ordinance, as it significantly limited the number of housing units the city would get out of the program. Also at issue was the rezoning from RH-1 to RH-2 to avoid SB9. While rezoning would technically allow the same number of units as SB9 without subdivision, it did not come with any process improvements. Projects maximizing density would still be subject to Planning Code

Section 317 and DR's, while projects under SB 9 would not. If you recall, Planning Staff and the Planning Commission recommended rezoning from RH-1 to RH-2 and included process improvements to avoid Section 317. The Board however did not take this recommendation.

At Land Use, Supervisor Mandelman split his ordinance into two pieces, one to allow four-plexes and one to allow the density bonus program, in the hope that this would allow the density bonus to receive a veto proof majority at the Board.

The Committee added language to the ordinance's findings expressing concern about speculative development and discussed whether they should eliminate or reduce the 5-year holding period. In the end the item was continued to October 3rd to allow further conversations on this point.

#### Full Board This Week

- 220643 Planning Code - Tenderloin Neon Special Sign District. Sponsors: Preston; Peskin and Melgar. Staff: V. Flores. PASSED SECOND READ
- 220654 Planning Code - Landmark Designation - City Cemetery. Sponsors: Chan; Melgar, Peskin and Mar. Staff: Ferguson. PASSED SECOND READ
- 220041 Planning Code, Zoning Map - Production, Distribution, and Repair Uses. Sponsor: Walton. Staff: Shaw. Passed First Read
- 220905 Mayoral Reappointment, Planning Commission - Rachael Tanner. Sponsor: Mayor. Staff: N/A. Adopted 220906 Mayoral Appointment, Planning Commission - Derek Braun. Sponsor: Mayor. Staff: N/A. Adopted

#### Full Board Last Week

- 220895 Interim Zoning Controls - Extending and Modifying Requirements for Large Residential Projects in RC, RM, and RTO Districts. Sponsors: Peskin; Chan. Adopted

That concludes my report and I'm happy to take questions.

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

The Board of Appeals met last night. JR Eppler attended his first hearing, replacing Commissioner Tina Chang on the Board.

The Board heard one case of interest to the Planning Commission - an appeal to a 2019 permit for 945-947 Minnesota Street.

The permit is to replace damaged front stairs, windows, and exterior siding. The permit is to also infill the open area beneath an existing three-story rear extension and construct a new roof deck. The property is a contributing structure in the Dogpatch Landmark District.

The appellant is the neighbor to the rear and his concerns are about legality of the existing three-story rear extension. He believes the extension needs to be torn down since there is no building permit found for it.

The Discretionary Review and Rear Yard Variance requests for the project were heard on October 22, 2020. The Planning Commission voted to not take Discretionary Review and approved the project. The Zoning Administrator approved the Variance on December 2, 2020.

The neighbor/DR requestor/appellant subsequently appealed the Variance to the Board of Appeals. On January 27, 2021, the Board of Appeals voted to deny the appeal and uphold the ZA's issuance of the Variance.

Since then, unpermitted work has taken place on the property. Joint site inspections between Planning and DBI revealed that the three-story rear extension has been illegally removed and rebuilt. DBI has issued a Stop Work Order for the property.

At the appeal hearing last night, Board took the Department's recommendation and voted 4-0 to grant the appeal and revoke the permit on the basis that the permit was improperly issued.

The permit and plans contained inaccurate information. There is also evidence of excessive demolition as confirmed by the site inspections.

Moving forward, the project will require a new Certificate of Appropriateness, a new Rear Yard Variance, and a new permit to capture all of the unpermitted work done and new work proposed on the property.

Commissioners, I mentioned that the Historic Preservation Commission did not meet yesterday but we did not have a hearing on the 22nd and they did meet on September 21<sup>st</sup> so I will give you that briefing now. They adopted a resolution supporting the board of supervisor's resolution urging that the San Francisco Rec and Park develop and install and interpretative signage regarding the dark history at Sharp Park. They also adopted recommendations for approval for a number of legacy business registry applications - Blazing Saddles Bike and Rental Tours on Hyde Street, the Mariposa Hunter's Point Yacht Club on Terry Francois Boulevard, the Larkins Brothers Tire Company on South Van Ness Avenue, Hotel Bohème on Columbus Avenue, Café La Bohème on 24th Street, Club Deluxe on Haight Street. And that concludes those updates and reports.

#### **D. GENERAL PUBLIC COMMENT**

SPEAKERS: Georgia Schuttish – Section 317 timeline  
Ozzie Rohm – Consider an appointee from BOS for Commission President  
Sue Hestor – Difficulty with hearing and understanding comments  
Anastasia Yovanopoulos – Derek Braun - tenant rights and cultural equity  
Tes Welborn – Preserving rental housing stock

#### **E. 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.

6. [2020-0094600TH](#) (M. CHION: (628) 652-7437)

**CENTERING PLANNING ON RACIAL AND SOCIAL EQUITY – Informational Presentation** –

Staff will update the Commission on the Department's progress on the implementation of the June 11, 2020, Planning Commission's Equity Resolution. Staff will provide an overview of the key progress and deliverables from Fiscal Year 2021-2022, and an overview of the Department's current fiscal year equity priority projects and programs, several of which will be presented more in-depth at various Fall 2022 Planning Commission hearings. These projects include the 2022 Housing Element, Sunset Forward, and in-depth update of the status of the Racial & Social Equity Action Plan, Communication and Community Engagement Strategies, Cultural Districts, and the Tenderloin Community Action Plan.

*Preliminary Recommendation: None – Informational*

**SPEAKERS:**

- = Rich Hillis - Introduction
- = Miriam Chion – Staff presentation
- + Mary Travis-Allen – Equity Council
- + William Ortiz-Cartagena – Equity Council
- Ozzie Rohm – Measurable goals, affordable housing, rent control, tenants
- Speaker – What gets built and for whom, thorough analysis, real changes
- Janthal Labarinto – No substantive changes, community-based land use plans
- Pria – Housing sustainability areas
- + Lorraine Petty – State laws on housing
- Keith - Scrutinize the housing element
- Anastasia Yovanopoulos – Equity impact analysis
- + Theresa Flandrick – Look at specific examples of Planning project

**ACTION:** Reviewed and Commented

7. [2019-016230CWP](#) (S. CALTAGIRONE: (628) 652-7425)

**HOUSING ELEMENT** – **Informational Presentation** – The Housing Element 2022 Update of the General Plan is San Francisco's first housing plan centered on racial and social equity. This plan will express the city's collective vision and values for the future of housing in San Francisco. It will also identify priorities for decision makers, guide resource allocation for housing programs and services, and define how and where the City should create new homes for San Franciscans, or those who want to call this city home. This update is due late 2022 and it will need to accommodate the creation of 82,000 units by 2031, a target set by State and Regional Agencies that has been tripled compared to the city's current targets. This hearing will allow SF Planning to share a brief update on the Housing Element review process with the California Department of Housing and Community Development (HCD). SF Planning plans to publish the next draft Housing Element packet to HCD in early October, which will include a 7-day public review period.

*Preliminary Recommendation: None – Informational*

**SPEAKERS:**

- = Shelley Caltagirone – Staff report
- Georgia Schuttish – Constraints of lot sizes in San Francisco
- Speaker – Silencing community voices, rubberstamping market rate
- Charlie Siamas – Put affordable first



- Jake Price – Schedule in January not March, status quo is not equitable
- Jessica – Schedule earlier to be in compliance
- Tes Welborn – Where's affordable housing money and land banking?
- Anastasia Yovanopoulos – Where's the money from, affordable housing first
- Robert Fruchthman – In dire straits, revise schedule for recertification
- Zack Weisenberger – Put affordable first, commit to land use/resource plan
- = Scott – Let Commissioner Moore draft the next housing element version
- = Rich Hillis – Response to comments and questions
- = Austin Yang – Response to comments and questions

ACTION: Reviewed and Commented  
 RECUSED: Braun, Ruiz

8. [2018-004217GPA](#) (D. NGO: (628) 652-7591)  
2022 SAFETY & RESILIENCE ELEMENT UPDATE – Consideration of **Approval of Amendments** to the San Francisco General Plan – Pursuant to San Francisco Charter Section 4.105, Planning Code Section 340(d) and Section 306.3, the Planning Commission will consider a resolution adopting amendments to the General Plan, including adopting the 2022 Safety & Resilience Element, making Planning Code Section 101.1 findings, and recommending that the Board of Supervisors adopt an Ordinance approving the amendments. On July 21, 2022, the Planning Commission passed Resolution No. 21147 to initiate amendments to the General Plan. If the Planning Commission adopts the amendments, the Commission will forward the proposal to the Board of Supervisors for consideration of adoption.  
*Preliminary Recommendation: Approve*  
 (Continued from a Regular hearing on September 15, 2022)

SPEAKERS: = AnMarie Rodgers – Staff presentation  
 = Danielle Ngo – Staff presentation  
 + Brian Strong – Resilience & Capital Planning  
 + Cindy Comerford – Department of Environment  
 = Speaker – Functional recovery  
 - Georgia Schuttish – Preserving smaller homes, demo calcs  
 - Eileen Boken – Damage cost directly and indirectly by earthquake  
 - Lorraine Petty – Confuse and dismayed with core intentions  
 = Rich Hills – Response to comments and questions  
 ACTION: Adopted a Resolution Approving Amendments  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore  
 RESOLUTION: 21175

9. [2016-010626CUA](#) (E. SAMONSKY: (628) 652-7417)  
6227 3<sup>RD</sup> STREET – east side between Hollister and Gilman Avenues; Lot 022 in Assessor's Block 4941 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317 and 712 to remove an unauthorized dwelling unit at the ground floor of a two-story single-family residence within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Continued from a Regular hearing on September 8, 2022)

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Monica Giacomucci – Staff report  
+ Miriam – Project sponsor report  
ACTION: Approved with Conditions  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore  
MOTION: 21176

10. [2021-011698CUA](#) (E. SAMONSKY: (628) 652-7417)  
424 TEXAS STREET – west side between 19<sup>th</sup> and 20<sup>th</sup> Streets; Lot 005 in Assessor's Block 4066 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 209.1, 303 and 317 to demolish a two-story, 1,625-square-foot single-family residence and construct a four-story, 3,638-square-foot residential building containing a dwelling unit and an accessory dwelling unit (ADU), ) within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

(Continued from a Regular hearing on September 8, 2022)

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Monica Giacomucci – Staff report  
+ Tom Tunney – Project sponsor presentation  
+ Beverly Tso – Design presentation  
- Karen – Impacts of the demolition to her house, loss of light  
- Darlene – Impact to young families, changing atmosphere  
+ Speaker – Helps families stay in the city  
+ Connor Johnston – Irony  
+ Ken Wong – Increase the housing stock and parking  
+ Andrew – Condition of building  
+ Helen – No shadow impact  
+ Speaker – Minimal change  
+ Richard Benderwood – Will benefit to the new construction  
+ James Garner – Support families to live and stay in the community  
+ Speaker – Response to comments and questions  
ACTION: Approved with Conditions  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore  
MOTION: 21177

11. [2021-011352CUA](#) (R. BALBA: (628) 652-7331)  
4835 MISSION STREET – southeast side between Russia and France Street; Lot 021 in Assessor's Block 6272 (District 11) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 720, to establish an approximately 1,300 square-foot Cannabis Retail use within the ground floor commercial space of the existing two-story mixed-use building, with no on-site smoking or vaporizing of cannabis products within the Excelsior Outer Mission Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. This 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 a Regular hearing on September 15, 2022)

SPEAKERS: = Michael Christensen – Staff report  
 + Perry Gabriel Jones – Project sponsor report  
 + Steve Ashbel – Project sponsor report  
 + Miguel Ynares – Help farmers, will provide extra security  
 + Angela White – Safer space and will create generational wealth  
 - Speaker – List of opposition signatures, residents not properly informed  
 + Sergio Guevarra – Support  
 - Speaker – Was not aware, did not receive any notice  
 - Speaker – Armed security, high volume of kids, Balboa High School  
 - Speaker – Feels that neighborhood's voice is not heard  
 + Speaker – Kids are not allowed in the store, property value, safety  
 - Francisco DaCosta – No proper outreach  
 + Corey Smith – Regulated and legal  
 = Harry – Labeling should not be too attractive for kids  
 - Speaker – Too many dispensaries in their neighborhood  
 - Speaker – The neighborhood has a lot of young children  
 + Katherine – Controlled legalize store, decrease crimes, security  
 - Speaker – Notice not available in Chinese and Spanish, 600 ft radius  
 + Speaker – Safe and protected, kids are not allowed to go to the store  
 - Speaker – Some are unable to voice concerns due to language barrier

ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore  
 MOTION: 21178

## F. 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.

12. [2021-005053DRP](#) (D. WINSLOW: (628) 652-7335)  
1334 12<sup>TH</sup> AVENUE – east side between Judah and Irving Streets; Lot 038 in Assessor's Block 1766 (District 7) – Request for **Discretionary Review** of Building Permit 2021.0506.9906 to construct a three-story rear horizontal addition to a three-story single-family dwelling within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This 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 as Modified*

SPEAKERS: = Trent Greenan – Staff report  
 - Nancy Wong – DR presentation  
 - John Wong – DR presentation  
 + Eric Hall – Project sponsor presentation  
 + Speaker – Architect presentation

ACTION: - Speaker – Light  
= Liz Watty – Response to comments and questions  
No DR  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore  
DRA: 797

ADJOURNMENT 7:01 PM  
ADOPTED OCTOBER 13, 2022