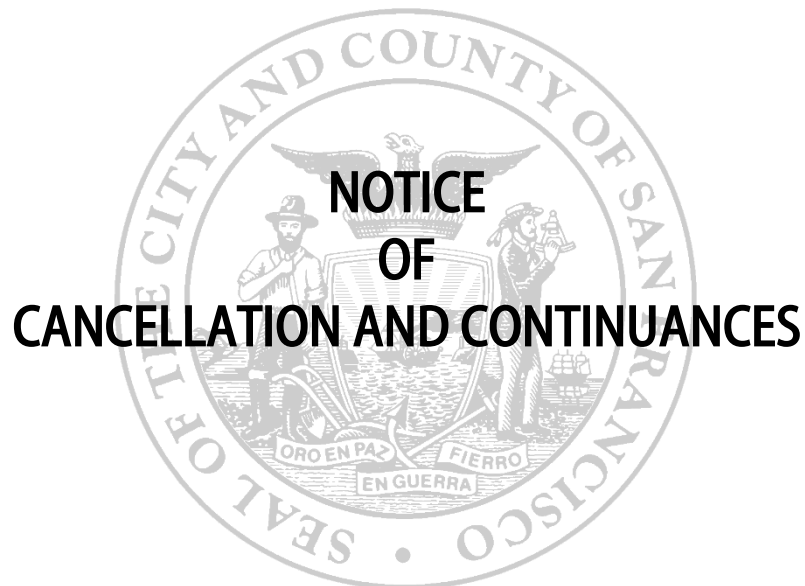


SAN FRANCISCO PLANNING COMMISSION



**Thursday,
March 21, 2019**

Regular Meeting

NOTICE IS HEREBY GIVEN that the **Thursday, March 21, 2019** San Francisco Planning Commission Regular Meeting has been canceled. The Commission was not able to assemble a quorum. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, April 4, 2019**.

Commissioners:

Myrna Melgar, President
Joel Koppel, Vice President
Rich Hillis, Milicent Johnson,
Kathrin Moore, Dennis Richards

Commission Secretary:

Jonas P. Ionin

Hearing Materials are available at:

Website: <http://www.sfplanning.org>

Planning Department, 1650 Mission Street, 4th Floor, Suite 400

Voice recorded Agenda only: (415) 558-6422

Disability and language accommodations available upon request to:
commissions.secretary@sfgov.org or (415) 558-6309 at least 48 hours in advance.

A. THE FOLLOWING ITEMS SHALL BE CONTINUED TO THE DATES NOTED

1. 2019-002217PCA (A. BUTKUS: (415) 575-9129)
LEGITIMIZATION PROGRAM FOR CERTAIN NON-RESIDENTIAL USES AT 3150 18TH STREET (BOARD FILE NO. 190165) – **Planning Code Amendment** to establish a legitimization program for certain Non-Residential Uses at 3150-18th Street (Assessor’s Parcel Block No. 3573, Lot No. 106); affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Continued to April 18, 2019

2. [2017-013537CUA](#) (K. DURANDET: (415) 575-6816)
233 SAN CARLOS STREET – between 19th and 20th Streets; Lot 032 of Assessor’s Block 3596 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.4, 303 and 317, to demolish an existing single-family residence (measuring 1,302 square feet) and construct a new four-story, two-unit residence (measuring 3,689 square feet) with two off-street parking spaces. The subject property is located in a RTO-M (Residential Transit Oriented-Mission) Zoning District and 45-X Height & 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 Regular hearing on February 21, 2019)
Note: On February 21, 2019, after hearing and closing public comment, continued to March 21, 2019 by a vote of +7 -0).
Continued to April 25, 2019

3. [2018-016549CUA](#) (D. WEISSGLASS: (415) 575-9177)
40 WEST PORTAL AVENUE – northwest side of West Portal Avenue between Ulloa and Vicente Streets; Lot 004A in Assessor’s Block 2931 (District 7) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 729 to establish a 1,423 square-foot Limited Restaurant (d.b.a. “Kale-fornia”) in a vacant retail space within a West Portal Avenue NCD (Neighborhood Commercial) Zoning District and 26-X Height and Bulk District. The space was most recently occupied by a salon, a Personal Services use. This project was reviewed under the Community Business Priority Processing Program (CB3P). 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 to April 18, 2019

8. [1996.0013CWP](#) (S. AMBATI: (415) 575-9183)
2018 HOUSING INVENTORY REPORT – **Informational Presentation** - announcing the publication of the 2018 Housing Inventory. This report is the 49th in the series and describes San Francisco’s housing supply. Housing Inventory data accounts for new housing construction, demolitions, and alterations in a consistent format for the analysis of housing production trends. Net housing unit gains are reported citywide, by zoning classification, and by planning district. Other areas covered include affordable housing production, condominium conversions, and changes to the residential hotel stock. In addition, a list of major housing projects completed and approved for construction in 2018

is provided. Report is available for the public at the Planning Department and on the website.

Preliminary Recommendation: None – Informational

Continued to April 18, 2019

9. [2018-006127CUA](#) (D. WEISSGLASS: (415) 575-9177)
201 19TH AVENUE – southwest corner of the California Street and 19th Avenue, Lot 001 of Assessor's Block 1414 (District 1) - Request for a **Conditional Use Authorization**, pursuant to Planning Code sections 186, 209.2, 303, and 710 to allow a change of use from an existing grocery store to a restaurant in a Limited Commercial Use space within a RM-1 (Residential – Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The Project also includes the removal of the white signage band obscuring the second-story windows, and the removal of all paint and other features obscuring the transparency of the second-story windows. This project was reviewed under the Community Business Priority Processing Program (CB3P). 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: Disapprove
(Continued from Regular hearing on March 14, 2019)
Note: On November 29, 2018, adopted a Motion of Intent to Deny, continued to December 13, 2018 by a vote of +4 -2 (Fong and Koppel against; Richards absent).
On December 13, 2018, after hearing and closing public comment, continued to February 14, 2019 by a vote of +6 -0 (Johnson absent).
On February 14, 2019, without hearing, continued to March 14, 2019 by a vote of +5 -0 (Johnson, Richards absent).
On March 14, 2019, without hearing, continued to March 21, 2019 by a vote of +5 -0 (Richards absent).
Continued to April 18, 2019
10. [2019-000189CUA](#) (J. HORN: (415) 575-6925)
1860 9TH AVENUE – east side of 9th Avenue between Noriega and Ortega Streets; Lot 030 in Assessor's Block 2045 (District 7) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 317 to allow the tantamount to demolition of an existing two-story two-family dwelling and the construction of vertical and horizontal additions to create a four-story three-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: Approve with Conditions
Continued to May 2, 2019
11. [2018-013332CUA](#) (M. CHRISTENSEN: (415) 575-8742)
1555 YOSEMITE AVENUE – southwest side of Yosemite Avenue between Keith and Jennings Streets; Lot 017 in Assessor's Block 4848 (District 10) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.3 and 303 to establish a 1,343 square-foot cannabis microbusiness including industrial agriculture (cannabis cultivation), wholesale sales, light manufacturing, and parcel delivery service uses (d.b.a. "Black Pepper") in an existing warehouse space within a PDR-2 (Core Production, Distribution & Repair) 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 to April 18, 2019