

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 26, 2013
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12: 08 PM.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Omar Masry, Casey Noel, Lily Yegazu, Christine LaMorena, Corey Teague, Erika Jackson, Edgar Oropeza, Kate Conner, Sharon Young, Sara Vellve, Adrian Putra, and Jonas P. Ionin - Acting Commission Secretary.

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.

- 1a. 2011.0477C (D. VU: (415) 575-9120)
1900 19TH AVENUE - east side of 19th Avenue at Ortega Street; Lot 028 in Assessor's Block 2116 and Lot 019A in Assessor's Block 2055 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 703.4, Formula Retail, 710.21 Nonresidential Use Size and 710.27, Hours of Operation to develop a Formula Retail pharmacy store (d.b.a. CVS Pharmacy) with an off-sale beer and wine license. The project will expand the retail space within the existing building from 14,667 square feet to 16,366 square feet. The hours of operation for the store will be 6 A.M. to 2 A.M. within a NC-1 Neighborhood Commercial Cluster District and 40-X Height and Bulk District.
Preliminary Recommendation: Pending

(Continued from Regular Meeting of June 6, 2013)
(Proposed for Continuance to November 21, 2013)

SPEAKERS: None
 ACTION: Continued to November 21, 2013
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya
 ABSENT: Hillis

- 1b. 2011.0477V (D. VU: (415) 575-9120)
1900 19TH AVENUE - east side of 19th Avenue at Ortega Street; Lot 028 in Assessor's Block 2116 and Lot 019A in Assessor's Block 2055 - **Request for Variance** from the requirements of Planning Code Section 152, Off-Street Freight Loading, to allow a 16,366 square foot pharmacy store with no off-street loading. Planning Code Section 152 requires one off-street freight loading space for buildings with a floor area between 10,001 and 60,000 square feet within a NC-1 Neighborhood Commercial Cluster District and 40-X Height and Bulk District.

(Continued from Regular Meeting of June 6, 2013)
(Proposed for Continuance to November 21, 2013)

SPEAKERS: None
 ACTION: Continued to November 21, 2013
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya
 ABSENT: Hillis

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will 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.

2. [2011.0564C](#) (O. MASRY: (415) 575-9116)
1 RICHARDSON AVENUE – along the west side of Richardson Avenue between Lombard and Chestnut streets, Lot 007 in Assessor's Block 0934 – **Request for Conditional Use Authorization** under Planning Code Sections 712.83 and 303 for a wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility would consist of eight panel antennas and related electronic equipment mounted on the roof of the existing hotel. Antennas would be placed at two locations, with six antennas screened from view by a faux enclosure designed to mimic a part of the hotel, and two antennas located in faux roof vents. The facility is proposed on a Location Preference 3 Site (Industrial or Commercial Structures) within an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning, and 40-X Height and Bulk Districts. Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of September 19, 2013)

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya
 ABSENT: Hillis

MOTION: 18973

3. [2013.0229C](#) (C. NOEL: (415) 575-9125)
1508 TARAVAL STREET - southeast side between 25th and 26th Avenues; Lot 009 in Assessor's Block 2354 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 781.1 to change an existing retail use to a Limited Restaurant use (d.b.a. Lou's Cafe), all within the Taraval Street Neighborhood Commercial District and 65-A Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya
ABSENT: Hillis
MOTION: 18974

4. [2013.0641C](#) (C. NOEL: (415) 575-9125)
199 WEST PORTAL AVENUE - southeast side between Vicente Street and 14th Avenue; Lot 025 in Assessor's Block 2989B - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 729.51 to change an existing retail use to a Medical Service use (d.b.a. Golden Gate Urgent Care), all within the West Portal Avenue Neighborhood Commercial District and 26-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya
ABSENT: Hillis
MOTION: 18975

5. [2013.0967U](#) (L. YEGAZU: (415) 575-9076)
201 VAN NESS AVENUE - block bounded by Hayes, Grove, and Franklin Streets and Van Ness Avenue, Assessor's Block 0810, Lot 001 - **Request for Sign Approval** pursuant to Planning Code Section 605 to install signs in a P (Public) District on the Louise M. Davies Symphony Hall. Planning Code Section 605 requires that all applications to erect business signs in P Districts shall be submitted to the Planning Commission for approval or disapproval. The subject property is located within a P (Public) Zoning District and 96-S/130-G Height and Bulk District and is a non-contributing structure to the Civic Center Historic District.
Preliminary Recommendation: Approval

SPEAKERS: None
ACTION: Approved
AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya
ABSENT: Hillis
MOTION: 18976

6. [2013.1043Q](#) (C. LAMORENA: (415) 558-575-9085)
789 BUENA VISTA WEST AVENUE - west side of Buena Vista West Avenue between Central Avenue and Frederick Street; Lot 058 in Assessor's Block 1256 - **Request for Condominium**

Conversion Subdivision to convert a three-story over garage, six-unit building into residential condominiums within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS: None
 ACTION: Approved
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya
 ABSENT: Hillis
 MOTION: 18977

C. COMMISSION MATTERS

7. Consideration of Adoption:

- [Draft Minutes for September 12, 2013](#)

SPEAKERS: None
 ACTION: Adopted
 AYES: Fong, Wu, Antonini, Borden, Moore, Sugaya
 ABSENT: Hillis

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

8. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

Commissioner Antonini:

A couple of things, first of all, my congratulations to Team Oracle, America's teams for its amazing comeback, I don't know, when you look through the annals of supports, perhaps the Red Socks coming back to defeat the Yankees in the American League finals, I think it was 2006, finally beating the curse of the Bambinos, a big win, and the Giants come back a year ago, they had to stave off, I think, 5 elimination games, if I counted right, maybe 6, to advance to the World Series. But, this is even a bigger margin to overcome. I think it was spectacular for San Francisco. I'm hoping they can return in the future with the things that need to be done, to make even better and the Bay of San Francisco could become the Augusta of boat racing, even though, unlike the Masters it doesn't happen every year. Certainly we have a site that's spectacular, one that could attract other regattas to that site, so, hopefully that will be what will happen. And secondly, I just have a question. I've received some correspondence on some of the preliminary ideas been proposed by the Supervisors on the formula retail legislation and I wonder if we are we going to get an update or we are going to wait until they come it little closer to actually having some concrete proposals.

Director Rahaim:

Commissioners, a couple of them have been in front of you. There are others that are in the works. We'll be bringing those to you, for your comment as they come forward, I think what will do, what you are suggestion reminds me, when we do bring those forward, we should remind you about the whole range of proposals that are on the table just to put in some kind of context.

Commissioner Antonini:

This particular e-mail, I forget its source, it basically listed the entire package of things. I understand - I know that the different supervisors have different things they are interested in, but the whole thought was for them to come up with some sort of a comprehensive package that we could pass judgment on as a whole, rather than individual.

Director Rahaim:

What you asked them to do as a Commission, is to hold off until we complete our economic analysis, which we are just hiring the consultant to do, and that analysis will probably take about three months at this point. So we are hoping they will hold off some of them, feel like they need to move forward with their particular proposals at this point. We are hoping that before any of those provisions are adopted we could do it with the knowledge of the study that we are conducting right now.

Commissioner Moore:

I want to add my voice to the congratulations, but extend my congratulations to all City Departments who made it happen. I think the behind scenes work, that was done by a large number of people, not only in the Planning, but in the execution of the changed venue were phenomenal and that's where my congratulations are. Oh, if I may. I read something in the paper yesterday, late at night and early this morning, which was very disturbing. That is an Ellis Act eviction in my former neighborhood on Jackson and Larkin, and I am concerned that this is a huge area, twenty or more square blocks, where all the buildings have the same qualities as the buildings from which this particular family's being evicted, together with the same profile of people, residents who are living there. I see people, over the last thirty years, as I've lived in this neighborhood, aging in place. They were young professional that move into their middle ages, and they all stay, because one it is a very good neighborhood with quick accessibility to downtown and the needs of a neighborhood, from schools to churches to grocery stores, etc., and I think there is a change that is occurring, which I hope people find tools to monitor and turn around because we cannot see a large increase on evictions without changing the City, in its very essence.

Commissioner Antonini:

I noticed the same article, the press was quite fair by pointing out these types of things are legal under State law and there is a consideration that those who are evicted that have to be given. My concern is, it would seem like we're building a lot of new affordable housing and are non-profits, of which we put a lot of City funding into, in terms of hundreds millions of dollars, you know, provide housing it would seem like people who are in this situation, where there are being evicted, longtime resident should come to the top of the list and should be provided housing by these groups and others or new housing that's being built as part of our non-profit, I am not sure if there is a priority given, but that is something I'd be interested in knowing about

D. DEPARTMENT MATTERS**9. Director's Announcements**

Director Rahaim:

One announcement of an interest, a community event we're sponsoring on October 9th. The Commission knows we've received a grant to do an African-American Context Statement for the City, to look at African-American History and its impact on the built environment. We're having a kickoff community event that we're sponsoring in conjunction with the San Francisco African-American Historical Cultural Society and the African American Art and Culture Complex. This is a community meeting that will happen on Wednesday, October 9th from 6:00 to 8:00 p.m., at the African-American Art and Culture Complex which is at 762 Fulton Street. Again, October 9th from 6:00 to 8:00 p.m., to kick off the African-American Context Statement that we will be doing in the next several months, with that I don't have any other announcements. AnMarie Rodgers, tells me that no Planning related events happened at the Board this week and the one CEQA appeal that was on the calendar was continued.

10. Review of Past Week's Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

BOARD OF SUPERVISORS:

No Report

BOARD OF APPEALS:

No Report

HISTORIC PRESERVATION COMMISSION:

No Report

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. However, for items where public comment is closed this is your opportunity to address the Commission. With respect to all other agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: Linda Chapman, Nob Hill Neighbors – 1601 Larkin

F. REGULAR CALENDAR

11. [2012.0153EC](#) (C. TEAGUE: (415) 575-9081)
200 PAUL STREET - north side between Bayshore Boulevard and Third Street, and opposite Exeter and Gould Streets; Lots 001F & 001G of Assessor's Block 5431A. **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 227(r), 303, 303(h), and 304 to allow a Planned Unit Development (PUD) to alter the existing Internet Services Exchange (ISE) by reducing the size of an existing building and constructing a service yard that would include 18 additional diesel emergency, backup generators on the approximately seven acre site, and requesting an exception to the parking requirements of Planning Code Section 151, within a PDR-2 (Core Production, Distribution, and Repair) Zoning District and 65-J Height and Bulk District.
 Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of August 15, 2013)

SPEAKERS: + Project Sponsor – Project description
 + Greg Miller – Adopt FMND and Approve the CU
 + John Reuna, T-Mobile – Tenant @ 200 Paul
 + Michael Terrio – Significant infrastructure
 + Kenneth Catterlin – Community engagement

ACTION: Approved with Conditions as Corrected by staff and amended by the Commission to reflect the clarity requested by the Sponsor

AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya

MOTION: 18978

12. [2011.0187X](#) (C. TEAGUE: (415) 575-9081)
1001 17TH STREET (AKA 140 PENNSYLVANIA AVENUE) - southwest corner of 17th Street and Pennsylvania Avenue; Lots 009 and 010 in Assessor's Block 3987 - **Request for Large Project Authorization**, pursuant to Planning Code Section 329 to demolish the existing industrial building and construct two adjacent residential buildings. The building at 1001 17th Street will be 4-stories, 48-feet tall, and will contain 26 dwelling units and 9 parking spaces in a ground floor parking garage, within the UMU (Urban Mixed Use) Zoning District and 48-X Height and Bulk District. The building at 140 Pennsylvania Avenue will be 4-stories, 40-feet tall, and will contain 11 dwelling units and 8 parking spaces in a ground floor parking garage, within the UMU (Urban Mixed Use) Zoning District and 40-X Height and Bulk District. The project requests exceptions for rear yard, open space, and exposure requirements of the Planning Code.
 Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of September 12, 2013)

SPEAKERS: + Kip Coleman – Project description

ACTION: Approved with Conditions and direction that staff continue working with the Sponsor and DPW on improved privacy

AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya

MOTION: 18979

13. [2013.0022C](#) (E. JACKSON: (415) 558-6363)
2630 BAYSHORE BOULEVARD - northwest side between Sunnysdale and Geneva Avenues; Lot 018 in Assessor's Block 6309B - **Request for Conditional Use Authorization** under Planning Code Sections 121.2, 157, 303, 703.4(b) to establish a new Formula Retail use (d.b.a. Grocery Outlet) in a 13,624 square foot building that is currently occupied by a retail use (d.b.a. A. Silvestri Co.), all within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District, the Visitacion Valley / Schlage Lock Special Use District, and 40-X Height and Bulk District. The project proposes 53 off-street parking spaces where the maximum accessory amount is 44 off-street parking spaces.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Mary Murphy – Project description
 + Fran Martin – Food desert needs this grocery store

ACTION: Approved with Conditions and direction to the City Attorney and staff to draft appropriate language regarding landscaping and maintenance as they relate to Condition No.'s 7 & 9 in the Draft Motion

AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya

MOTION: 18980

- 14a. [2013.0675CV](#) (E. JACKSON: (415) 558-6363)
2709 22nd STREET - south side between York and Bryant Streets; Lot 001B in Assessor's Block 4151 - **Request for Conditional Use Authorization** under Planning Code Sections 209.3(j) and 303 to expand an existing church (d.b.a. Iglesia Roca de Salvacion), all within a RM-1 Zoning District and 40-X Height and Bulk District.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Van Ly – Project description
 + Congrado Amador – Benefits of the church helping the needy
 + Francisco Flores – Equipment not working right now
 + Arthur Herzog – Feeding the homeless, saturation of liquor stores, methadone clinic, Laundromat
 + Manuel Salaya – Social work in the neighborhood
 + Jose Garcia – Church minister
 = Dave Dick – Smell, fire hazard, green space
 = Norman Tso – Kitchen encroaches 2' over the property line

ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18981

- 14b. [2013.0675CV](#) (E. JACKSON: (415) 558-6363)
2709 22nd STREET - south side between York and Bryant Streets; Lot 001B in Assessor's Block 4151 - **Request for Variance** under Planning Code Section 134(a)(2) to legalize a building located completely within the required rear yard and along the rear property line of an existing church (d.b.a. Iglesia Roca de Salvacion) and providing no required rear yard where 16 feet is required, all within a RM-1 Zoning District and 40-X Height and Bulk District.

ACTION: Zoning Administrator Closed the Public Hearing, and took the matter under advisement.

15. [2009.1082C](#) (E. OROPEZA: (415) 558-6361)
194-194(A) SWEENEY STREET - northeast corner of Sweeny and Merrill Streets; Lot 024 in Assessor's Block 5858 - **Request for Conditional Use Authorization** for the creation of a new lot of lesser width and lot area (measuring 22-feet wide and with a lot area of 1,650 sq. ft.) and for the new construction of a single family dwelling on the proposed lot, per Planning Code Section 121 (f), within a RH-1 (Residential House, One Family) District, and 40-X Height and Bulk District.
 Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of August 15, 2013)

SPEAKERS: + Angelina – Project description
 + Phillip Chen – Owner statement
 + (M) Speaker – neighbor, safety, support

ACTION: Approved with Conditions as amended to record NSR's on both future lots
 AYES: Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18982
 ABSENT: Fong

16. [2013.0823C](#) (K. CONNER: (415) 575-6914)
242 COLUMBUS AVENUE - east side between Broadway and Pacific Street; Lot 002 of Assessor's Block 0162 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 714.44, 790.142, 790.91 to establish a 2,500 square foot restaurant use (d.b.a Tosca Cafe). Previously, Tosca was solely a bar use. The proposal is to convert it to a bona-fide eating establishment within the Broadway NCD (Neighborhood Commercial District), the Broadway Special Sign District, and 65-A-1 Height and Bulk District.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Project Sponsor – Project description
 + Jeannette Ethridge – Previous owner of Tosca
 ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18983

17. [2012.1135C](#) (S. YOUNG: (415) 558-6346)
525 - 547 CLEMENT STREET - south side between 6th and 7th Avenues, Lot 038 in Assessor's Block 1438 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 716.21 to legalize a use size that exceeds 2,500 square feet of floor area with the merger of two separate commercial tenant spaces located at 525 Clement Street and 547 Clement Street (currently occupied by a housewares and restaurant supply store d.b.a. Kamei) within the Inner Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District. The two commercial tenant spaces (525 Clement Street with approximately 3,500 square feet of floor area and 547 Clement Street with approximately 4,000 square feet of floor area) were merged with the removal of interior wall partitions without the benefit of a permit before the change of store ownership occurred. The expanded space currently contains 7,500 square feet of floor area.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Joyce Chen – Project description
 ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Borden, Hillis, Sugaya
 ABSENT: Moore
 MOTION: 18984

18. [2013.0177C](#) (S. VELLVE: (415) 558-6263)
1285 SUTTER STREET - south side of Sutter Street, between Van Ness Avenue and Polk Street; Lot 008 in Assessor's Block 0691 - **Request for Conditional Use Authorization** under Planning Code Sections 209.8, 303, 703.3, and 703.4, to establish a Formula Retail use (d.b.a. CVS Pharmacy), of approximately 9,500 square feet and changing condition number 1(K) of Motion 17592 to allow the proposed pharmacy to operate 24 hours per day, 7 days a week, within the RC-4 (Residential-Commercial Combined, Medium Density) district, 130-V Height and Bulk District and the Van Ness and Van Ness Automotive SUDs (Special Use District).
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: + John Kevlin – Project description
 + Taylor Jordan – Public outreach
 + Steven LeBonge – CVS & the City

- + Zack Fittory – Internships
- = Marlene Morgan – Community outreach, BevMo restrictions
- = Chris Schullman – Outreach to their organization, opposed to the alcohol sales 24 hours operation security
- Ashton – Opposed to alcohol sales, Walgreens
- Francisco De Costa – Environment, process

ACTION: Approved with Conditions as amended to include:

- 1) No alcohol sales;
- 2) Pharmacy hours of operation to be the same as the store's; and
- 3) Security guard between the hours of 10 pm and 6 am when the store is open during those hours,

With findings to be modified in collaboration with the City Attorney's office and staff.

AYES: Wu, Borden, Moore, Sugaya

NAYES: Antonini, Hillis, Fong

MOTION: 18985

19. [2012.1430D](#) (S. VELLVE: (415) 558-6263)
2125 BRODERICK STREET - west side between Washington and Clay Streets; Lot 002 in Assessor's Block 1000 - **Request for Discretionary Review** of Building Permit Application No. 2012.11.16.4378 proposing to: construct a one-story vertical addition; fill in a large side setback of the building at its southwest corner; and, insert a garage into a façade bay window that projects to grade. The proposed new floor would be set back from the front building wall by approximately 27 feet. At the rear, the proposed building addition would not project further than the existing building footprint at grade.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do not take DR and approve the project as proposed.

DISCRETIONARY REVIEW APPLICATION WITHDRAWN

- 20a. [2011.0896DV](#) (A. PUTRA: (415) 575-9079)
225 SANTA ANA AVENUE - east side between Monterey Boulevard and Darien Way; Lot 018 in Assessor's Block 3254 - **Request for Discretionary Review** of Building Permit Application No. 2011.03.17.2277, proposing to raise the height of an existing single-family building by approximately 2'-0" to create a habitable level below the existing first floor and to construct a two-story horizontal addition at the rear (southeast corner) of the building that would not extend beyond the depth of the existing rear wall within a RH-1(D) (Residential, House, Single-family, Detached) Zoning District and 40-X Height and Bulk District.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do not take Discretionary Review and Approve
 (Continued from Regular Meeting of July 11, 2013)

SPEAKERS:

- Chan Lo – Points of opposition
- + Cam Nguyen – Project description
- + Roger Ritter, Balboa Terrace Homes Association – No objection to the proposed project

ACTION: Took DR Approving as proposed, requiring that an NSR be recorded to prohibit cooking facilities in the rooms down

AYES: Fong, Antonini, Borden, Moore, Sugaya

NAYES: Wu

ABSENT: Hillis

DRA No: 0337

- 20b. [2011.0896DV](#) (A. PUTRA: (415) 575-9079)
225 SANTA ANA AVENUE - - east side between Monterey Boulevard and Darien Way; Lot 018 in Assessor's Block 3254 - **Request for Variance**, pursuant to Planning Code Sections 133 and 134, to maintain side yards of approximately 1'-0" on the south side and 3'-0" on the north side, where two side yards of approximately 4'-0" each is required; and to maintain a rear yard of approximately 17'-6", where a rear yard of approximately 24'-0" is required within a RH-1(D) (Residential, House, Single-family, Detached) Zoning District and 40-X Height and Bulk District.
(Continued from Regular Meeting of July 11, 2013)

ACTION: Zoning Administrator Closed the Public Hearing, and indicated an intent to Grant.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKERS: (M) Speaker – 199 West Portal Avenue

ADJOURNMENT – 5:43 PM