

SAN FRANCISCO PLANNING COMMISSION



DRAFT – Meeting Minutes

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

Thursday, September 4, 2014
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WU AT 12: 05 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Britany Bendix, Sharon Lai, Diego Sanchez, Michael Jacinto, Rich Sucre, Laura Ajello, Christine Lamorena, Erica Jackson, Doug Vu, and 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.

1. 2013.1340D (J. LOOK: (415) 575-6812)
1423 OCEAN AVENUE - south side between Granada Avenue and Miramar Avenue; Lot 063 in Assessor's Block 6941 - **Request for a Mandatory Discretionary Review**, pursuant to Planning Code Section 737.84 and 790.141 in association with Building Permit Application

No. 2013.04.23.5179, proposing to establish a Medical Cannabis Dispensary (d.b.a. "Bay Area Compassionate Health Center") on the ground floor of an existing building, this project lies within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Take Discretionary Review and Approve the MCD with Conditions

(Continued from Regular Meeting of May 22, 2014)

NOTE: On May 22, 2014, following public testimony, the Commission continued the matter to July 17, 2014 by a vote of +6 -0 (Commissioner Antonini was recused).

(Continued from Regular Meeting of July 17, 2014)

(Proposed for Continuance to November 20, 2014)

SPEAKERS: None
 ACTION: Continued to November 20, 2014
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

B. CONSENT CALENDAR

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

2. [2014.0848C](#) (B. BENDIX: (415) 575-9114)
2800 24TH STREET- northwest corner of the intersection of 24th and Bryant Streets, Lot 014 in Assessor's Block 4209 - **Request for Conditional Use Authorization** under Planning Code Sections 727.48 and 303 to establish an entertainment use within the existing bar (d.b.a. Pop's Bar). The proposal does not include any increase to the existing building envelope or changes to the façade. The project is located within the 24th Street – Mission NCT (Neighborhood Commercial Transit) Zoning District, the Mission Alcoholic Beverage Special Use Subdistrict and 55-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Michael Krouse – Project description
 + Eric Arguella – Community outreach, closing time, Latino Cultural District
 + Rina Graffis – Pop's bar, extend the sidewalk for the smokers
 ACTION: After being pulled off of Consent; Approved with Conditions as amended to require:
 1. A soundproofing mechanism around the front door; with drapery as a minimum;
 2. 6 month informational report to the Commission; and
 3. Sponsor to continue working with the community to prevent any disturbances.

AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
 MOTION: 19225

3. [2012.1220C](#) (S. LAI: (415) 575-9087)
2233 UNION STREET - south side between Steiner and Fillmore Streets, Lot 032, in Assessor's Block 0539 - **Request for Conditional Use Authorization** under Planning Code Sections 303, 317 and 725.53 to allow a Business/Professional Service use (d.b.a. Ingrid and Isabella LLC) on the third floor of the subject building to replace an existing dwelling unit in the Union Street Neighborhood Commercial District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Disapprove

(Continued from Regular Meeting of August 7, 2014)

NOTE: On August 7, 2014, following public testimony, the Commission adopted a motion of Intent to Approve with Conditions by a vote of +4 -3 (Commissioners Johnson, Moore, Wu voted against) and continued the matter to September 4, 2014 by a vote of +7 -0.

SPEAKERS: + Melinda Sarjapur – Project presentation
 + Project Sponsor – Business description

ACTION: After being pulled off of Consent; Approved with Conditions as amended limiting the temporary extension to 12 months, ending September 2015.

AYES: Fong, Antonini, Hillis, Johnson, Moore, Richards

NAYES: Wu

MOTION: 19226

C. COMMISSION MATTERS

4. Consideration of Adoption:
- [Draft Minutes for August 7, 2014](#)
 - [Draft Minutes for August 14, 2014](#)

SPEAKERS: None

ACTION: Adopted

AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

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.

5. 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 Wu:

I just wanted to welcome Commissioner Richards. We're happy to have you join us here.

Commissioner Antonini:

Welcome to Commissioner Richards. During our break, my wife and I took a trip, for about a week, to Chicago and we saw a lot of baseball and a lot of rain, but there were a lot of things that we didn't see, which actually was very enlightening. We were out between seven in the morning and sometimes until midnight, so we got a good idea of their equivalent of the financial district, which for them is the Loop and their equivalent of our shopping area and hotel area, Union Square, which is, in their case, Michigan Avenue as well as a lot neighborhoods, that would be the equivalent of our Castro or South of Market, and a lot of parks, Lincoln and Grant, as well as a lot transit rides up to Wrigley Field and a lot of other parts of Chicago. And, it was really nice that we didn't see any trash on the sidewalks. The sidewalks were pretty clean. There was no graffiti, that I saw, and although there were panhandlers and we know Chicago has some significant problems in some areas, which you hear about, I didn't see a single person passed out on the street or sleeping in a doorway or anything so, and this was true of the parks and the transit too. So, although we know that Chicago has challenges it seems like at least in the most visible areas of the city they seem to be doing something right and it wouldn't hurt if we probably consulted with the people in Chicago and see what their policies are in regards to some of the issues that I brought up. I also would like to ask that we adjourn today in memory of Rashawn Williams. For those who have not heard, he was a young man, 14-year-old who was stabbed to death, just because he was going to a candy store and some person, who knew him and didn't like him, resorted to stabbing him and it was fatal. And he was a promising young man who risen from a challenging background, to have straight A's. He was an athlete and he had been accepted at Sacred Heart Cathedral Preparatory and it's just a tragedy, and we need to eliminate the culture of violence, but that being said, I think, I would like to memorialize him as we adjourn our meeting.

Commissioner Moore:

I'd like to let the rest of the Commission know that President Wu asked me to join the Arts Commission, in the specific group of Civic Design. I have already attended a meeting and I am delighted to participate in the discussion and thank President Wu and I will keep you informed of anything which is relevant to the Commission.

Commissioner Wu:

Thank you to Commissioner Moore for fulfilling that roll.

D. DEPARTMENT MATTERS**6. [Director's Announcements](#)****Director Rahaim:**

Good afternoon Commissioners, welcome back from your break and welcome to Commissioner Richards. On behalf of the Department, we look forward to working with you in the coming years. Just a couple of quick announcements that are in your written Director's Report, but for the benefit of others in the public I wanted to announce that next Wednesday the 10th we are having an Open House to kick-off the preparation of the Preservation Element of the General Plan, that will be Wednesday, September 10th from 6:00 to 7:30 p.m. at the Old Mint, at the corner of 5th and Mission. The public is welcome to join us and give your thoughts on the new Preservation Element of the General Plan. And I just also want to call your attention Commissioners, secondly, that we have a new quarterly pipeline report in the Director's Report that highlights the residential production of the last quarter in the three categories of above moderate, moderate, and low income housing. With that, I'll close my report unless you have questions. Thank you.

7. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

LAND USE COMMITTEE:

- **No Land Use Committee this week.**

FULL BOARD OF SUPERVISORS:

- **140725 Underground District - Ringold Alley Sponsor: Kim .** Passed first reading
- **140836 Resolution of Formation - City and County of San Francisco Community Facilities District** Resolution to establish a community facilities district for the Transbay District. This item was continued to September 9th.
- **140283 Planning Code - Rezoning McCoppin Plaza to Public Use/Open Space.** Passed its first read.
- **140902 Zoning - Report on Interim Moratorium on Change of Institutional Use in a Portion of the University Mound Neighborhood.** The report was prepared by the Planning Department for the interim moratorium on changes to institutional uses in the University Mount Neighborhood. This report is a requirement of emergency moratoriums and had to be transmitted to the Board within 25 days of the adoption of the interim moratorium. The Report evaluated three different options to address the issues which necessitated the interim moratorium. The Board voted to accept the report.

INTRODUCTIONS:

- **140381 Administrative, Planning Codes - Amending Regulation of Short-Term Residential Rentals and Establishing Fee.** Chiu. Supervisor Chiu reintroduced his amended Short-Term Rental Ordinance. The revised Ordinance has several changes, which staff is still in the process of evaluating. Some of the more obvious changes include including single-family homes, excluding SROs and other affordable housing units, and placing the Planning Department in charge of the enforcement and management of the short-term rental program. It does not require rental platforms to report the number of days a unit has been rented, and leaves out other key enforcement recommendations from the Planning Commission. We should have a more comprehensive understanding of the revised ordinance in the next couple of days. This Ordinance is scheduled to be heard at the Land Use Committee on September 15.

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. With respect to 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: Jeffrey Heller – Prop M
 Dino Adelfio – Energy leadership
 David Cincotta – 435 10th Avenue
 Tracy West – 435 10th Avenue

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

8. [2005.0679E](#) (M. JACINTO: (415) 575-9033)
1333 GOUGH STREET/1481 POST STREET PROJECT - south side of Post Street between Gough and Laguna Streets on Lot 37 in Assessor Block 697 - **Public Hearing on the Draft Environmental Impact Report**. The project entails demolition of a parking structure and construction of a 36-story, 398-foot-tall (416-foot-tall to roof of penthouse) 437,500-gsf residential building west of the existing 1333 Gough Street building on the project site. The proposed building would contain a café on the ground-floor and 262 dwelling units on floors 2 through 36 above. The project also includes renovation of an existing fitness center at 1333 Gough Street including construction of an 8,000-gsf indoor swimming pool addition fronting on Geary Boulevard. Pedestrian access to the project site would be provided from Post and Geary Streets. A 10-foot-wide publicly accessible walkway would facilitate mid-block pedestrian passage through the project block between Post Street and Geary Boulevard. The project also includes construction of a 442-space, 180,000-gsf subsurface parking garage with two freight loading spaces. Vehicular access would be from two driveways on Post Street and one driveway on Gough Street. The project site is in a RM-4 (Residential, Mixed, High Density) Use District and 240-E Height and Bulk District. The proposed project would require map and text amendments to reclassify the site's existing height district to 410 feet. The project also requires modifications to a Planned Unit Development and Conditional Use authorization by the Planning Commission.
NOTE: Written comments will be accepted at the Planning Department until 5:00 p.m. on September 14, 2014.

Preliminary Recommendation: Review and Comment

- SPEAKERS:
- Richar Weirsba – Traffic amidst high density elderly development
 - Michael Kent – DEIR, skilled nursing facility, shadow impacts
 - Kathy Chetum – Wind speed
 - Kelsea Bennett – Air contaminants
 - Gabriel Gerratos – Shadow, traffic
 - Ted Webber – Spot zoning
 - Barbara Hood – Senior services
 - Marlene Morgan – Senior population, parking
 - Jan Bolafi – Bicycle traffic
 - Hirashi Fukuda – Character impact
 - Patricia Lovelock – Surrounding traffic, pedestrian fatalities, injury corridors
 - Steve Vettel – DEIR deficiencies
 - Bob Hamaguchi – Noise concerns

- Alice Kowahatsu – Noise
- Marke Selezna – Wind, traffic
- Tess Welborn – DEIR Alternative D
- Sue Vaughn – DEIR deficiencies
- Dawn Treunert – Character of existing neighborhood
- Evangelist Vacintosh – Penal codes, Article 7
- + Joe Coppel – Construction noise and dirt
- Sue Hestor – Housing policy, general plan
- + Tim Colen – Accurate and adequate

ACTION: Reviewed and Commented

9. [2014.1107T](#) (D. SANCHEZ: (415) 575-9082)
NIGHTTIME ENTERTAINMENT AND USES GREATER THAN 25,000 SQ FT IN THE WESTERN SOMA [BOARD FILE 140724] - Ordinance amending the Planning Code to delete the prohibition against a non-residential use exceeding 25,000 square feet in the Regional Commercial District, to authorize a nighttime entertainment use in the Western SoMa Mixed Use - Office zoning district within 200 feet of a property within a Residential Enclave or Residential Enclave - Mixed zoning district, where a nighttime entertainment use existed within five years prior to an application to establish the use, affirm the Planning Department's determination under the California Environmental Quality Act, and make Planning Code Section 302 findings and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.
 Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications

SPEAKERS: + Supervisor Kim – Proposed amendment
 + Supervisor Wiener – Tranny–Shack
 + Supervisor Campos – Narrowly tailored approach, T-Schack
 + Jim Meko – WSOMA Plan, Nighttime Entertainment Uses
 + Barry Synoground – T-Schack
 + Steve (Hecklina) – New nightclub owner
 + Geoff Benjamin – Entertainment program
 + Daroy Drollinger – 200 seat theaters
 + Jason Beebout – Small acts and small performances venues
 + Stephany Wilkes – Economic issue
 + Tom Temprano – SF culture
 + Mark Morales – Support
 + Beatrice Thomas – Support for LGBT spaces
 + Alfonso Eleinor – School support
 + Supervisor Aide – Response to questions

ACTION: Adopted a Recommendation for Approval with Modifications and Amendments submitted by staff

AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

RESOLUTION: 19227

10. [2010.0043X](#) (R. SUCRÉ: (415) 575-9108)
490 SOUTH VAN NESS AVENUE - located at the northwest corner of 16th and South Van Ness Avenue, Lot 008 in Assessor's Block 3553 - **Request for a Large Project Authorization**, pursuant to Planning Code Section 329 for the new construction of a seven-story residential building (approximately 91,611 gsf) with 72 dwelling units, ground-floor corner

retail (approximately 655 sq ft), 48 off-street parking spaces, 83 Class 1 bicycle parking spaces, and common open space. Under the LPA, the project is seeking a modification of the requirements for: 1) rear yard (Planning Code Section 134); 2) permitted obstructions over streets, alleys, setbacks, yards and useable open space (Planning Code Section 136); 3) dwelling unit exposure (Planning Code Section 140); and, 4) accessory use provisions for dwelling units (Planning Code Sections 329(d)(10) and 803.3(b)(1)(c)). The subject property is located within the UMU (Urban Mixed-Use) Zoning District and 68-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of August 14, 2014)

- SPEAKERS:
- + Shmaltz, Architect – Project Description
 - + Aide to Supervisor Campos – Support the continuance
 - Andy Blue – Opposed
 - Tommy – Market rate housing
 - Maria – 4-5 projects proposed around 16th and Mission
 - Rick Gerharder – Increasing commercial rents
 - = Lizzy Jeramy – Garage entrance location
 - = Susan Siutat – Request for time to coordinate garage entrance
 - + Victor Stein – Safer Mission
 - Ben Terrell – Outreach
 - Roger Harick – Loss of two theaters, water table, rent increases
 - + Guidean Kramer – Improvements to the neighborhood
 - + Tim Colen – Excellent project for the neighborhood
 - (M) Speaker – Affordable housing, outreach
 - Karen Hornig – Affordable housing
 - + Edward Yuen – Mission is better now
 - + Gwen Kaplan – Crime
 - + Redmond Lyons – School, public transportation
 - + Elizabeth Moran – Letter from the PTA Marshall Elementary School
 - Sue Hestor – Outreach the Mission
 - + Erwin Kotn – Union labor
 - + Ray Shanahan – Eastern neighborhood plan
 - + Sean Kiegran – Housing policies have failed us, bigger problems than any single project
 - + John O’Connel – Eastern neighborhood plan
 - Beatrice Gudino – PTA Director letter, garage entry
 - + Alice Barkley – Affordable housing, impact fees
 - Mathew Lambert – Affordability
 - + David Silverman -
- ACTION: After hearing and Closing Public Comment; Continued to October 2, 2014
- AYES: Wu, Antonini, Hillis, Johnson, Moore, Richards
- NAYES: Fong

11. [2014.0739C](#) (L. AJELLO: (415) 575-9142)
189 6TH AVENUE - west side between California and Lake Streets; Lot 019 in Assessor’s Block 1366 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303 and 710.43 to allow the conversion of a vacant retail space to a Limited-

Restaurant (d.b.a. Nourish Café) in an NC-1 (Neighborhood Commercial Cluster) District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Wu, Antonini, Hillis, Johnson, Moore, Richards
 ABSENT: Fong
 MOTION: 19228

- 12a. [2013.0205CEKSV](#) (C. LAMORENA: (415) 575-9085)
395 26th AVENUE - northwest corner of Clement Street and 26th Avenue; Lot 017 in Assessor's Block 1407 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303 and 717.39 to allow the demolition of an existing two-story mixed-use building containing two dwelling units with ground floor commercial space and construct two buildings, a 45-foot tall, four-story mixed-use building fronting on Clement Street, containing three dwelling units, four residential parking spaces with ground floor commercial space and a 40-foot tall, four-story building fronting on 26th Avenue, containing three dwelling units and three residential parking spaces within the Outer Clement Street Neighborhood Commercial 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 Section 31.04(h) of the San Francisco Administrative Code.
 Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of April 24, 2014)

SPEAKERS: + Jeremy Shaw – Project presentation
 + Alice Barkley – Variances
 + Mary Tom – Sponsor presentation
 + George – Support from 4-star theater
 + Edwin Lui – Support
 + David Fong – Support, for housing and rental
 + Brian Kano – Support, housing shortage
 + Felix – Housing shortage
 + Martin – Better use of land
 + Hector Lee – People leave garbage at site
 + Andy Chen – Housing inventory
 + Mathew Lambert – Housing, rent controlled units unoccupied
 - Karen Horning – Day light
 - Sola Brines – Affordable housing replaced with luxury condos
 - Julian – Too big
 - Alex Powell – Preserve rent-controlled housing
 - Wendy Chan – Too big and tall
 - Tony Lee – Affordable housing
 - Katherine Robbins – Bad precedent
 - Steven Williams – Housing directive

ACTION: Approved with Conditions as Amended, to eliminate the rear bump out on Lot B and reduce the parking to two spaces.

AYES: Fong, Antonini, Hillis, Johnson
 NAYES: Wu, Moore, Richards
 MOTION: 19229

- 12b. [2013.0205CEKSV](#) (C. LAMORENA: (415) 575-9085)
395 26th AVENUE - northwest corner of Clement Street and 26th Avenue; Lot 017 in Assessor's Block 1407 - **Request for Rear Yard Modification** from Planning Code Section 134(e), which requires a 25-percent rear yard at all levels and a **Variance** from Planning Code Section 145.1, which establishes street frontage requirements in the NC Zoning District, including requirements that parking be set back 25 feet at the ground floor from any street frontage. The project proposes new construction of two buildings, each of which do not provide the required rear yard depth on the ground floor and propose parking that is not set back 25 feet from the street frontage. The property is located within the Outer Clement Street Neighborhood Commercial Zoning District and 40-X Height and Bulk District.
 (Continued from Regular Meeting of April 24, 2014)

SPEAKERS: Same as Item No. 12a.
 ACTION: ZA Closed the PH, and indicated an intent to Grant.

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.

13. [2014.0797D](#) (A. KIRBY: (415) 575-9133)
435 10th AVENUE - west side between Geary Boulevard and Anza Street; Lot 006 in Assessor's Block 1534 - **Request for Discretionary Review** of Building Permit Application No. 2014.03.07.0225 proposing to construct a three-story horizontal addition at the rear of a single-family dwelling located within a RH-2 (Residential House, Two-Family) District and 40-x Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: None
 ACTION: Continued Indefinitely
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

- 14a. [2013.0520D](#) (E. JACKSON: (415) 558-6363)
910 CAROLINA STREET - east side between 22nd and 23rd Streets; Lot 003 in Assessor's Block 4160 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2013.03.13.2081, proposing to demolish a one-story one-unit residential building within the 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 Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: + John Kevlin – Project presentation
 ACTION: No DR, Approved Demo & NC
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
 DRA No: 0374

- 14b. [2014.0108D](#) (E. JACKSON: (415) 558-6363)
910 CAROLINA STREET - east side between 22nd and 23rd Streets; Lot 003 in Assessor's Block 4160 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2013.03.12.2050, proposing to construct a new four-story, one-unit residential building within the 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 Section 31.04(h) of the San Francisco Administrative Code.
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: Same as item No. 14a.
 ACTION: No DR, Approved Demo & NC
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
 DRA No: 0374

15. [2014.0529D](#) (D. VU: (415) 575-9120)
3984 20th STREET - west side between Sanchez and Church Streets; Lot 022 in Assessor's Block 3600 - **Request for Discretionary Review** of Building Permit Application No. 2013.07.09.1387, proposing a front horizontal reduction and construction of a rear side addition at the garage level, a rear horizontal reduction and rear side addition at the first story, a new 38'-7" deep second story, and a new roof deck and stairs to the existing single-family dwelling structure within a RH-1 (Residential, House – One-Family) Zoning District and 40-X Height and Bulk District.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: - Rene Aramessian – DR presentation
 - Jano Aramessian – Light
 + Jorge Carbonell – Project presentation
 + Craig Nikitas – Rebuttal
 ACTION: No DR, Approved as Proposed
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
 DRA No: 0375

H. 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))

ADJOURNMENT – 8:15 P.M.