

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, January 23, 2014
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12: 03 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Sophie Hayward, Sharon Lai, Kanishka Burns, Claudia Flores, Kate McGee, Aaron Starr, and Jonas P. Ionin – 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.

1. 2013.0401C (K. CONNER: (415) 575-6914)
875 and 901 CALIFORNIA STREET - south side between Powell and Stockton Streets and at the southwest corner of the intersection of Powell and California Streets; Lot 017 in Assessor's Block 0256 and Lot 001 in Assessor's Block 0255 respectively - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 178, 303 and 304, to modify conditions of approval of a Planned Unit Development (PUD) located at 901 California Street (d.b.a Stanford Court Hotel) within the RM-4 (Residential, Mixed, High Density) Zoning District, the Nob Hill Special Use District, and 65-A and 320-E Height and Bulk District. Motion 6241 permitted a hotel with incidental commercial uses and

professional offices and conditioned that 100 parking spaces be provided within an existing garage located at 875 California Street, converting it entirely to parking for the hotel. The Project Sponsor is asking for a modification under Planning Code Section 304 to reduce the parking provided for the hotel to seven spaces, providing it in the hotel's existing porte cochere. A separate Conditional Use Authorization application, 2013.1130C, is being sought to reclassify the garage at 875 California Street as a community parking garage use. 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.

(Proposed for Continuance to February 6, 2014)

SPEAKERS: None
 ACTION: Continued to February 6, 2014
 AYES: Wu, Borden, Hillis, Moore, Sugaya
 ABSENT: Antonini, Fong

2. [2013.1130C](#) (K. CONNER: (415) 575-6914)
875 CALIFORNIA STREET - south side between Powell and Stockton Streets; Lot 017 in Assessor's Block 0256 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.7 (a) and 303, to operate a community garage within the RM-4 (Residential, Mixed, High Density) Zoning District, the Nob Hill Special Use District, and 65-A Height and Bulk District. The current use of the building is a garage associated with the Stanford Court Hotel. 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.
(Proposed for Continuance to February 6, 2014)

SPEAKERS: None
 ACTION: Continued to February 6, 2014
 AYES: Wu, Borden, Hillis, Moore, Sugaya
 ABSENT: Antonini, Fong

3. [2011.1146C](#) (O. MASRY: (415) 575-9116)
1701 HAIGHT STREET - at the southwest corner of Haight and Cole Streets, Lot 001 in Assessor's Block 1248 - **Request for Conditional Use Authorization** under Planning Code Sections 719.83 and 303 to develop a Wireless Telecommunication Services (WTS) Facility for AT&T Mobility. The proposed macro WTS facility would feature (12) roof-mounted panel antennas housed within individual faux vent pipes. Related electronic equipment would be located on the roof and in the basement. The facility is proposed on a Location Preference 6 Site (Limited Preference, Individual Neighborhood Commercial District) within the Haight 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: Approve with Conditions
 (Continued from Regular Meeting of January 16, 2014)
(Proposed for Continuance to February 20, 2014)

SPEAKERS: None
 ACTION: Continued to February 20, 2014
 AYES: Wu, Borden, Hillis, Moore, Sugaya
 ABSENT: Antonini, Fong

4. 2013.1166T (S. HAYWARD: (415) 558-6372)
AMENDMENT TO THE PLANNING CODE SECTIONS 303(I) (FORMULA RETAIL USES) 703.3 (NEIGHBORHOOD COMMERCIAL DISTRICTS: FORMULA RETAIL USES) [BOARD FILE NO. 130788] - Ordinance introduced by Supervisor Mar to expand the definition of formula retail to include businesses that have eleven or more other outlets worldwide, and to included businesses 50% or more owned by formula retail businesses; expand the notification procedures for formula retail applications; require an economic impact report as part of the formula retail conditional use application; and adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.
 Preliminary Recommendation: Pending
 (Continued from Regular Meeting of January 9, 2014)
(Proposed for Continuance to February 27, 2014)

SPEAKERS: None
 ACTION: Continued to February 27, 2014
 AYES: Wu, Borden, Hillis, Moore, Sugaya
 ABSENT: Antonini, Fong

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

5. [2013.1728Q](#) (K. BURNS: (415) 575-9112)
1940-1944 MASON STREET - east side of Mason Street between Greenwich Street and Filbert Street; Lot 018 in Assessor's Block 0090 - **Request for Condominium Conversion Subdivision** to convert a three-story, five-unit building into residential condominiums within a RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-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: Approve

SPEAKERS: None
 ACTION: Approved
 AYES: Wu, Borden, Hillis, Moore, Sugaya
 ABSENT: Antonini, Fong
 MOTION: 19065

6. [2013.1331C](#) (K. BURNS: (415) 575-9112)
435 JACKSON STREET - south side, between Sansome Street and Hotaling Place, Lot 027 in Assessor's Block 0196 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 249.25 and 303, to allow a change of use from retail use to office use. The subject property is within a C-2 (Community Business) District and 65-A Height and Bulk District, the Jackson Square Special Use District and the Jackson Square Historic 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: + Mellissa Wong - Available for questions
 + Seth Henley – Available for questions
 ACTION: After Motion to Approve with Conditions failed +3 -2 (Moore, Sugaya against; Antonini, Fong absent); Continued to February 6, 2014 by a vote of +4 -1 (Moore against; Antonini, Fong absent).
 AYES: Wu, Borden, Hillis, Sugaya
 NAYES: Moore
 ABSENT: Antonini, Fong

7. [2013.1040CE](#) (M. WOODS: (415) 558-6315)
3065 JACKSON STREET (MAIN CAMPUS) and 3150 WASHINGTON STREET - a through lot between Lyon and Baker Streets, Lot 034 in Assessor's Block 0982; 3185 WASHINGTON STREET, south side between Lyon and Baker Streets, Lot 026 in Assessor's Block 0999; and 3220 SACRAMENTO STREET, north side between Presidio Avenue and Lyon Street, Lot 008 in Assessor's Block 1007 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 178, 209.3(h), 303 and 724.81 to modify conditions of approval under Planning Commission Motion Numbers 13578 and 17102 for an existing institutional/educational facility (San Francisco University High School) with campuses in the Pacific Heights neighborhood. The University High School is seeking an approximately five percent increase in student enrollment from 389 to 410 students. All other conditions related to the operation of the school would remain in effect. No physical expansion is proposed. 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, Borden, Hillis, Moore, Sugaya
 ABSENT: Antonini, Fong
 MOTION: 19066

C. COMMISSION MATTERS

8. Consideration of Adoption:
 • [Draft Minutes for January 9, 2014](#)

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

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.

9. 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 Borden:

Last week I went, at the request of some neighborhood folks and business owners in the Bayview, to look at the site where the Mother Brown Special Use District is being proposed for the homeless shelter. It was actually a fascinating walk, because there were some many interesting businesses around there, ranging from food business to a testing - a chemical testing lab that actually tests toxins in the food and it's the place on the West Coast, for food imported into the US, stops there for companies to tests for toxins and other things. Another place, I saw next door, had micro-tractors, and does a lots work around pets and pharmaceuticals. So, it's actually really fascinating to see all the different kinds of businesses and things that are going on and the work the City is doing there to really improve itself. Their concerns are whether or not the location of the shelter, of course, is appropriate for what the needs are and their other concern is whether or not there's actually, the population, the homeless population in the neighborhood to take advantage of that shelter. There are some concerns around whether or not there's social equity happening in the City in terms of [inaudible] and social services. It was interesting to talk to them and to hear about their issues and to learn more about it, and I definitely recommend other Commissioners to, if you get an invitation from them, I think this will be interesting just generally to see the types of things that are going on in our City, that we really don't even realize. Secondly, I went last night to the Formula Retail Focus Group, which Commissioner Fong was also in attendance, and I know we will hear more about that later, I found that very interesting and I look forward to discussing it further.

Commissioner Sugaya:

Yes, I would like to get some clarification from staff probably to the Mayor's Office. Mayor Lee announced as part of his Housing Plan the creation of thirty thousand new housing units, at least, that's how it was reported in the paper, but it wasn't clear, I don't think, what that thirty thousand was referring to. Because there are entitled projects to the tune of something like, what? 50 thousand in the pipeline report that includes the Lennar project at ten thousand something, Treasure Island at eight thousand, and Park Merced about fifty-seven hundred units and about another three thousand that are entitled. It also, we also, have around, in the pipeline report, around seven hundred units that have plans and so, could we get some clarification? Is he referring to thirty thousand new units on top of the pipeline, do you know? Or are these included in some way.

Director Rahaim:

We could certainly; it will help to get clarification on that. My understanding is that it's thirty thousand units that will actually come on line and be available, actually built, some of which are entitled, many of which, are entitled. So, the idea is try to get that number built in the next six years.

Commissioner Sugaya:

But it includes all the stuff in the pipeline at the moment? Okay.

D. DEPARTMENT MATTERS

10. Director's Announcements

Director Rahaim:

Commissioners, I just wanted to report to you on last week's meeting on the Housing Task Force that is being chaired by Director Hui, of DBI and myself. We had a very good discussion last week about a number of comments and a number of ideas that both departments put on the table for addressing the current housing situation. Frankly, it went thru a very long laundry list of ideas, and the idea being to, kind of see which of these items could move forward. Tomorrow's meeting we're working with DBI to combine the two Department lists and to prioritize those lists and we've been asked by the Mayor to respond to the Executive Director by the end of the month, so we have about a week, to do that. Obviously there will be follow up work, but we just need to report to him what actions we're taking both in the short-term, actually short-term, mid-term and long-term, and the idea is that -- the short-term actions are primarily actions that City Departments can take to streamline our process a bit, such as having the Departments do concurrent parallel reviews rather than subsequential reviews, that is an issue that several folks have raised, looking at how we make sure that how we prioritize projects that are one hundred percent affordable or projects that have a higher level of affordability than a typical market rate project. We're also reviewing some legislative changes, which of course will take a little bit longer to move forward with, and so, we will be preparing a draft memo, actually staff is working on it right now, we'll certainly share that with you all as we move forward and then we will be discussing it with the Task Force tomorrow afternoon to get their feedback on this response to the Mayor. Certainly, if you have any more questions, I am happy to talk in more detail in a future hearing as well.

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

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.

F. REGULAR CALENDAR

12. (C. FLORES: (415) 558-6473)
[PUBLIC SITES FRAMEWORK](#) - **Informational Presentation** - Planning staff and Office of Economic and Workforce Development staff will present an overview of a new inter-agency strategy to coordinate potential development of selected public sites.
 Preliminary Recommendation: None – No Action Required

SPEAKERS:

- + Ken Rich – Introduction, response to questions
- + Olsen Lee, Director of MOH – Response to questions
- Dr. Espanola Jackson – Appalled at staff presentation

- Patricia Vaughey – Same thing that happened in the Fillmore happening in the Bayview
- David Elberling – Prior experience
- Rose Hillson - Stats

ACTION: None – Informational

13. (K. McGEE: (415) 558-6367)

[ECO-DISTRICTS](#) - **Informational Presentation** - A year ago, Planning Department Staff introduced the Sustainable Development Program in an informational hearing to the Planning Commission. The Program's primary goal is to meet the City's environmental objectives through our work with the built environment. While this Program continues to grow, the purpose of this informational presentation is to update the Commission on Eco-District work in particular. Eco-Districts remain a key strategy within the Sustainable Development Program. The presentation will discuss progress made over the last year and outline future needs for further development.

Preliminary Recommendation: None – No Action Required

SPEAKERS: = John Elberling – good idea, but it's most important for community building and social equity

ACTION: None - Informational

14. [2013.0936U](#) (S. HAYWARD: (415) 558-6372)

[FORMULA RETAIL CONTROLS TODAY AND TOMORROW](#) - **Informational Presentation** - an update to the Commission on the economic study commissioned by the Planning Department focused on analyzing economic and land use impacts of formula retail establishments and controls on San Francisco's neighborhoods. This item was first heard by the Commission on July 25, 2013. After the July hearing, the Department released a draft Request for Proposals to the public for comment, and has contracted with Strategic Economics to conduct the study. Staff will present preliminary draft results and a draft timeline of project deliverables, opportunities for public participation, and Planning Commission hearings to report results.

Preliminary Recommendation: None – No Action Required

SPEAKERS: + Dee Dee Workman – Important study in light of all new proposed legislation
 = Kenneth Lee – Need more box retailers because it employs more people
 = Cam Bruno – Low income, clients need big businesses to support homeless women and children
 = Pamela – Big businesses offer more opportunities and training
 = Natalie Mattay – Safeway, data collection
 = Pamela Mendelsen – Formula retail mapping project
 = Javier Gonzalez –
 = Peter Cohen – Issue areas
 = Arnold Townsend – Racial employment patterns
 = Jay Chang – Vibrant merchant districts for homeowner, length of vacancies
 = Bernie Choden – Ownership as a criteria for providing essential goods
 = Ken Cleveland – Most restrictive in the Country, delve into the definition and the number 11

ACTION: None – Informational

15. [2007.1275E](#) (S. SMITH: (415) 558-6373)
SAN FRANCISCO 2004 AND 2009 HOUSING ELEMENT - Public Hearing on revised sections of the Draft Environmental Impact Report - The Housing Element is a policy document that consists of goals and policies to guide the City and private and non-profit developers in providing housing for existing and future residents to meet projected housing demand. The Environmental Impact Report for the 2004 and 2009 Housing Element was certified on June 21, 2011, and the Board of Supervisors adopted the Housing Element under Ordinance 108-11 as the Housing Element of the General Plan. Pursuant to a recent court order regarding the 2004 and 2009 Housing Element EIR, the Planning Department has revised Chapter VII Alternatives, and has recirculated the partially revised EIR for public review.
 Preliminary Recommendation: None – No Action Required
NOTE: Written comments will be accepted at the Planning Department's offices until the close of business on February 3, 2014.

- SPEAKERS:**
- Leonard Gregory Scott – Request for continuance
 - Dave Bishell – Live and work here, transportation alternatives
 - Michael Russum – Need for transit before development, Park Merced, family flight
 - Charles Ferguson – Families disappearing reopen deliberation
 - Kathy DeVenchenzie – Re-circulate and extend comment period
 - Steven White – Support for continuance transportation
 - Rose Hillson – MUNI incapacity
 - Paul March Romanowski – did not fully understand what portions to comment on, public schools
 - Alex Romanowski - Support for continuance
 - Patricia Vaughey – No notice – continuance
 - Diane Micewhinkle – Provide family oriented amenities
 - Kathelee Rollins – Speed of process for the document, public transit
 - Dan Libertson – Miraloma Park concerns protect RH-1 zoning
 - Tom Ross – Extension of time for review
 - Carolyn Squary – More time, Policy 1.6
 - Bernie Chodin – Overpriced land, seismic safety, affordable housing, money from overseas
 - Hiroshi Fukuda – Data analysis very good, alternative analysis poor for all income levels
 - Timothy Armour – Slow down on the plan 30-40 years ago
 - Reese Titlebaum – MUNI
 - Sherrie Steiner – MUNI, continuance
 - Kathlee Courtney – Constituents responsibility, to continue for a minimum of 60 days
 - Katherin Howard – Neighborhood appropriate development with adequate transit
 - Chris Shafer – Dormitories, MUNI
 - Robert Gee – Continue to allow for review
 - Gene Barrish – Continue the review
 - John Bartas – Constructive notice, continue the hearing
 - Judy Berkowitz – Continue for inadequate notice
 - = Mary Eliza – Where are all the people coming from? Water shortage?
- ACTION:** Received Public Comments

16. [2013.1663ZM](#) (A. STARR: (415) 558-6362)
AMENDMENTS TO THE ZONING MAP AND MAP 1 OF DOWNTOWN AREA PLAN, FOR 133-135 GOLDEN GATE AVENUE (APN 0349/12 & 13) [BOARD FILE NO. 130999] - **Proposed Ordinance** amending Zoning Map ZN01 and Map 1 of the Downtown Area Plan, to rezone the subject parcel from RC-4 to C-3-G in order to provide for eligibility to sell transferable development rights for property at 133-135 Golden Gate Avenue (St. Boniface Church and Rectory); and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.
 Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: + Supervisor Kim – Support for rezoning and St. Boniface Church
 + Edward Zaharsky – Project description
 + Fr. Tommy King – Support, save the windows
 + Patricia Vaughey – Save the windows
 - (F) Speaker – Wonderful organization

ACTION: Adopted a Resolution Recommending Approval

AYES: Wu, Borden, Hillis, Moore, Sugaya

ABSENT: Antonini, Fong

RESOLUTION: 19067

17. [2011.0544C](#) (O. MASRY: (415) 575-9116)
1700 UNION STREET - at the northwest corner of Union and Gough Street, Lot 002A in Assessor's Block 0529 - **Request for Conditional Use Authorization** under Planning Code Sections 725.83 and 303 for a wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility would consist of three panel antennas and related electronic equipment. Two antennas would be façade mounted and screened with a fiberglass panel painted to match the building. The third antenna would be housed in a faux roof vent. Electronic equipment would be roof mounted and screened from view. The facility is proposed at a Location Preference 6 Site (Individual Neighborhood Commercial District) within the Union Street Neighborhood Commercial Zoning, 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 November 7, 2013)
NOTE: On September 19, 2013, following public hearing and closing public comment, the Commission indicated their concern regarding the proposed design and continued the matter to October 3, 2013, by a vote (+7 -0).
NOTE: On October 17, 2013, after adopting a Motion of Intent to Disapprove by a vote of +4 -3 (Borden, Sugaya, Fong against); the Commission continued the matter to November 7, 2013 by a vote of +5 -2 (Sugaya, Fong against).
NOTE: On November 7, 2013, after being pulled off of Consent; the Project Sponsor requested the item be continued; a motion to Disapprove was superseded by a motion to continue; and the matter was Continued to January 23, 2014 by a vote of +4 -3 (Hillis, Moore, Sugaya against).

SPEAKERS: - Candace McKenzie – Reject indefinite continuance
 - Debra Sivilich – Deny continuance and the application
 - Laurence Murray – Move on
 - Patricia Vaughey – Deny continuance

ACTION: Continued Indefinitely
 AYES: Wu, Borden, Sugaya
 NAYES: Hillis, Moore
 ABSENT: Antonini, Fong

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.

18. [2013.1036D](#) (S. LAI: (415) 575-9067)
2430 VALLEJO STREET - north side between Steiner and Pierce Streets; Lot 038 in Assessor's Block 0559 - **Request for Discretionary Review** of Building Permit Application No. 2013.04.11.4277 proposing to construct horizontal and vertical expansions to the four-story, single-family home, within a RH-2 (Residential, 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.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: None
 ACTION: Withdrawn

- 19a. [2012.0818DDDDDDVV](#) (M. SMITH: (415) 558-6322)
4546 19th STREET - south side between Douglass Street and Lamson Lane; Lot 012 in Assessor's Block 2700 - **Request for Discretionary Review** of Building Permit Application No. 2012.06.25.3387 proposing to significantly alter the building's exterior elevations, add a second dwelling unit, add a one-story vertical addition, develop the top of the rear garage with roof deck open space, and add a rear horizontal addition that would connect the residential building to the existing detached garage at the rear of the lot. The subject property is 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: - Bruno Olshansen – DR requestor presentation
 - Nancy Ramamunthi – DR requestor presentation
 - James Carmody – Out of scale of the lot
 - Linda Tucker – DR requestor presentation
 - Gary Naramore – Opposed
 - Judith Hoyen – Opposed, take DR and scale back
 - David Myer – 2nd dwelling unit
 - Ken Kalastein – Rebuttal
 + Ferolyn Powell – Project sponsor
 + Jeremy Paul – Residential design guidelines
 + Ian Reed – Project Architect

+ Greg Kleiner – Tastefully designed
 + John Woodward – Urge approval
 + Claudia Kurrasow – Character of the sponsor
 + Elizabeth McDermott – Letters from supporters unable to attend
 + Alex Schroder – Support
 + Patrick Buschovich – Substantive work, not affordable
 + Sky Lanigan – Development process

ACTION: No DR, Approved as Proposed
 AYES: Wu, Borden, Hillis, Moore, Sugaya
 ABSENT: Antonini, Fong
 DRA No: 0350

19b. [2012.0818DDDDDDDV](#) (M. SMITH: (415) 558-6322)
 4546 19th STREET - south side between Douglass Street and Lamson Lane; Lot 012 in Assessor's Block 2700 - **Request for a Rear Yard Variance**, pursuant to Planning Code Section 134 to construct a horizontal addition at the rear of the building that would connect the dwelling at the front of the lot to the existing detached garage at the rear of the lot. The subject property is located within a RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

SPEAKERS:

- Bruno Olshansen – DR requestor presentation
- Nancy Ramamunthi – DR requestor presentation
- James Carmody – Out of scale of the lot
- Linda Tucker – DR requestor presentation
- Gary Naramore – Opposed
- Judith Hoyen – Opposed, take DR and scale back
- David Myer – 2nd dwelling unit
- Ken Kalastein – Rebuttal
- + Ferolyn Powell – Project sponsor
- + Jeremy Paul – Residential design guidelines
- + Ian Reed – Project Architect
- + Greg Kleiner – Tastefully designed
- + John Woodward – Urge approval
- + Claudia Kurrasow – Character of the sponsor
- + Elizabeth McDermott – Letters from supporters unable to attend
- + Alex Schroder – Support
- + Patrick Buschovich – Substantive work, not affordable
- + Sky Lanigan – Development process

ACTION: ZA Closed Public Comment and indicated an intent to Grant

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))

None

ADJOURNMENT – 6:00 P.M.