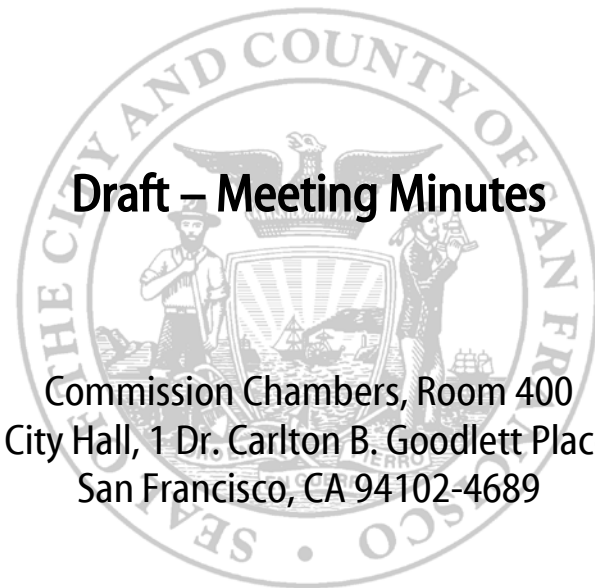


SAN FRANCISCO PLANNING COMMISSION



Draft – Meeting Minutes

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

Thursday, September 8, 2016
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:23 P.M.

STAFF IN ATTENDANCE: John Rahaim - Planning Director, Jonathan Disalvo, Andrew Perry, Kate Cheng, Menaka Mohan, Diego Sanchez, Claudine Asbagh, Todd Kenney, Veronica Flores, 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. 2015-003067CUA (J. DISALVO: (415) 575-9182)
144 CASHMERE STREET - north of Dedman Court, east of Innes Avenue, and southwest of Hudson Avenue; Lot 084 of Assessor's Block 4710 (District 10) – Request for a **Conditional Use Authorization-Planned Unit Development** pursuant to Planning Code Sections 303 and 304, to establish a new property management office and modify the amount of public open space (Planning Code Section 135) and the required rear yard (Planning Code Section

134) previously approved by the San Francisco Redevelopment Agency. The proposal includes construction of a new one-story office building with approximately 900 square feet for the property management office (d.b.a. Ridge Point Non-Profit Housing Corporation) to serve the residents of the Ridgeview Terrace and the Jackie Robinson Apartments, which were developed under the San Francisco Redevelopment Agency. The project would reduce the amount of public open space from 107,160 square feet to 105,500 square feet. The project is located in RH-2 (Residential House Two Family) and RH-1 (Residential House One Family) Zoning Districts 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

(Proposed for Continuance to September 29, 2016)

SPEAKERS: None
ACTION: Continued to September 29, 2016
AYES: Moore, Richards, Fong, Johnson
NAYES: Hillis

2. 2013.1049E (M. HUE: (415) 575-9041)
950-974 MARKET STREET - located on a site bounded by Turk Street to the north, Market Street to the south, and Taylor Street to the west; Lots 001, 002, 004, 014 of Assessor's Block 0342 - **Appeal of Preliminary Mitigated Negative Declaration** for the demolition of an existing surface parking lot over a below-grade parking structure and four two- to three-story commercial buildings that are vacant or partially occupied with retail and office uses (all constructed circa early 1900s), and construction of a 120-foot-tall, 12-story, mixed-use building containing 242 dwelling units, a 232-room hotel, approximately 16,600 square feet of retail space, and 82 off-street vehicle parking spaces accessed via Taylor Street, and a new passenger loading zone along Turk Street. The project site is in the C-3-G (Downtown General Commercial) Use District and 120-X Height and Bulk District.
(Proposed for Continuance to October 13, 2016)

SPEAKERS: None
ACTION: Continued to October 13, 2016
AYES: Moore, Richards, Fong, Johnson
NAYES: Hillis

3. 2016-005713CUA (C. ALEXANDER: (415) 575-8724)
224 TOWNSEND ST - northwest side of Townsend Street between Clyde Street and Ritch Street; Lot 013 in Assessor's Block 3787 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 817.30, to establish the permanent status of an existing temporary public parking garage use within the SLI (SOMA Service-Light Industrial) Zoning District and 65-X Height and Bulk District.
(Proposed for Continuance to November 10, 2016)

SPEAKERS: None
ACTION: Continued to November 10, 2016
AYES: Moore, Richards, Fong, Johnson
NAYES: Hillis

4. [2015-003919DRP_02](#) (V. FLORES: (415) 575-9173)
240 CHENERY STREET - north side of Chenery Street between Romain and 21st Streets; Lot 006A in Assessor's Block 6685 (District 8) - Request for **Discretionary Review** of Building Permit Application Nos. 2015.04.15.3735 and 2015.04.15.3737. The proposal includes new construction of a four-story single-family residence in the front portion of the lot. Additionally, the proposal includes the repair and horizontal addition to an existing non-complying three-story single-family residence at the rear of the lot within the required rear yard. The site is within a RH-2 (Residential – House, Two Family) Zoning District and a 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.
Staff Analysis: Full Discretionary Review
WITHDRAWN

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. [2016-006465CUA](#) (C. ALEXANDER: (415) 575- 8724)
1101 VAN NESS AVENUE - southwest side of Van Ness Avenue between Geary Boulevard, Post Street, and Franklin Street; Lots 005&006 in Assessor's Block 0695 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 608.11, to allow the use of the adjacent NC-3 District sign controls for the installation of three identifying wall signs on the new Sutter CPMC hospital building within a RC-4 (Residential-Commercial, High Density) Zoning District, Van Ness SUD, Van Ness Medical Use Subdistrict and 230-V Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Continued to September 29, 2016
AYES: Moore, Richards, Fong, Johnson
NAYES: Hillis

6. [2014-003111CUA](#) (J. DISALVO: (415) 575-9182)
388 BEALE STREET - south side of Beale Street, at the intersection of Beale and Harrison Streets; Lot 092 of Assessor's Block 3747 (District 6) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 157.1, 303 and 827.37 to establish a new Community Commercial Automobile Parking Garage (defined in Planning Code Section 890.10). The proposal would convert 40 off-street parking spaces (out of the total 324 existing accessory residential parking spaces) to a Community Commercial Automobile Parking Garage use, and would add new bicycle parking spaces. No expansion to existing facilities or other physical changes are proposed. The project is located in the RH-DTR (Rincon Hill Downtown Residential) Zoning District and an 85/200-R 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: Hillis, Moore, Richards, Fong, Johnson
MOTION: 19729

C. COMMISSION MATTERS

7. Consideration of Adoption:

- [Draft Minutes for August 4, 2016](#)
- [Draft Minutes for August 11, 2016](#)

SPEAKERS: None
ACTION: Adopted as Corrected August 4, 2016
Adopted August 11, 2016
AYES: Hillis, Moore, Richards, Fong, Johnson

8. Commission Comments/Questions

Commissioner Richards:

A couple of things, we were gone nearly 4 weeks, and have to say that was a welcome break, giving that we keeping adding back all of the fifth Thursdays. I think, next year when we actually do the calendar, I'd love to have a break of that duration as well, if it permits. We were able, kind of top on the Labor Day week, because of that holiday. So, that will be considered when we do that in January or December. I just wanted to say this will be my second year on the Commission as of this meeting, and haven't missed a meeting; I'm having too much fun. I am happy to be -- I can't believe it is almost 2 years. Two things, there about a hundred things I could have brought up here today, over the last four week that I've read it. In the Chronicle on Wednesday August 31st, there is an article on illnesses tied to high rents in Oakland, and Alameda County Health Department, Doctor Mathew Davis said that hypertension and asthma rate increased with residents with increased rent, and add instability associated with stress, and cost depression, anxiety and even schizophrenia, according with this study by the Health Department of Oakland. So, that it is something we've talked several times, now is documented, that how constant stress of not knowing, whether you'll have a house to live in next month or you have to leave the city is really causing health problems. One other quick one, there is article in the New York Times on August 27 about New York disappearing store fronts, they are having the same problems as us, in terms of losing their legacy businesses, they don't have a legacy businesses program, and a lot uniquely New York stores that carry only things that you can buy in New York, can't pay the rent, they are going out of business and struggling with the same we are. So, it is happening all over. Thanks, glad to be back.

Commissioner Moore:

I appreciated Commissioner Richards commenting on the extended week for Commission break, I think, it is extremely helpful and give us some room to live life ___ more personal, otherwise we are appearing here on the hour every Thursday, anyway I appreciate that, and looking forward to seeing us change the Commission's rules in regards to next year, assuming that _____. I want to speak about the request that is slowly dawning on me I'd like to see the Department work with the commission on compiling a list of small institutions, their sites, their IMP including

the gross projections, ___ small institutions as isolated cases, we have one today, and I am not singling this out, but that particular thought kind of jogged my mind. The cumulative effect of a lot of small things in the ends all amount to a big thing, many of the small institutions has 80 to 200 plus people enrolled for shorter or longer time frame, sometimes happen 2 years or 4 years, and we need to start tracking that relative to the legislation that was appareling just introduced by Supervisor Peskin, regarding looking at student housing and IMP improvements to address these issues. I think this came to me completely independent, I was actually having a quick coffee with Commissioner Richards, and we chatted about that, and I think this is a perfect opportunity for the Department all of us to be prepared to look at the next level of impact. I'm very interested to see what is suggested in Commissioner Peskin – in Supervisor Peskin's legislation to come forward. I talked about this independently as a professional for the last ten years, that the IMPs don't give the Department enough leverage or enough guidance for us to really help make them equal amongst each other, and more powerful document for the City to know on how to deal with the institutions and that's a positive encouraging comment rather than a negative comment otherwise that's my comment for today.

D. DEPARTMENT MATTERS

9. Director's Announcements

Director Rahaim:

Commissioners welcome back, good to have back, hope you had a great break. I just wanted to take a moment to re-welcome someone back into the Department, Peter Albert it has come back to work for us part time as our Manager of our Transportation Plan. Most of you know Peter well – is being -- in the City for over 30 years and he actually retired last July, but couldn't resist us so just by word of some background, Peter worked with MTA where he was the Planning Director, and pioneered the Urban Planning Initiatives Program, and he was the liaison between SFMTA and the Office of Economic Workforce Development, prior to that, he worked on urban design planning, transportation planning and related issues with Bart and before that with was with the TA, but more importantly and early in his career, from '87 to '98 Peter worked with the Planning Department, where he was an architectural assistant in neighborhood planning, was in the transportation planning group, that we had at that point, and was the primary author of the then transportation element that was updated at that time. So, we are very pleased to have Peter back, he has -- a background in both Architecture and Planning from Cal Poly San Luis Obispo, and San Jose State and he has lived in San Francisco for 32 years. We are very pleased to have him back to help us mange the overall transportation plan, which we are managing with our colleague at TA and MTA. I think that Peter will be with us for at least 6 or 7 months to make a transition until we meet that -- 9 months, ok, great! So, Peter welcome back.

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

BOARD OF SUPERVISORS:

Good afternoon Commissioner's The Board did meet this week but there were no Planning items on the agenda. The Land Use Committee did not meet since it was Labor Day.

There were no introductions this week; however Supervisor Peskin did request that the City Attorney draft an ordinance that would modify the requirements for IMPs. Specifically it would include requirements that IMP's include:

1. A transit & traffic circulation action & implementation plan

2. A required implementation plan on how universities intend to maximize compliance with regional goals for “Central Campus” planning models; and
3. An enrollment cap to ensure that universities are not enrolling more students than they are prepared to legally house.

Also the Rules Committee is meeting today to consider the confirmation of Joel Koppel and Myrna Melgar for this Commission. The Committee had not reached their confirmation yet when I left to come here, so I’m not sure of the outcome yet. If they are confirmed they could be attending their first commission hearing as early as next week.

And that’s all I have for you today.

BOARD OF APPEALS:

No report

HISTORIC PRESERVATION COMMISSION:

No report

11. [2016-003404IMP](#) (A. PERRY: (415) 575-9017)
180 SANSOME STREET - southeast corner of Sansome and Pine Streets, Lot 016 in Assessor’s Block 0267 (District 3) - **Abbreviated Institutional Master Plan (IMP)**, pursuant to Planning Code Section 304.5. The Groupe INSEEC’s Abbreviated IMP contains information on the nature and history of the institution, the location and use of affiliated buildings, and development plans.

Preliminary Recommendation: None – Informational

SPEAKERS: = Andrew Perry – Staff report
 + Ron Morse – Project presentation
 ACTION: None – Informational

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: George Wooding – CSFN, Urban Design Guidelines
 Lisa Fromer – Urban Design Guidelines
 Matt McAbe – Urban Design Guidelines
 Stan Hayes – Urban Design Guidelines
 Paul Webber – Urban Design Guidelines
 Rose Hillson – The hierarchy of the Urban Design Guidelines (UDGs) in relation to the Urban Design Element of the General Plan and the objectives therein and in relation to the Priority Policies under Proposition M is unclear and conformity needs to be established. The UDGs examples reflect broad brush stroke designs for all zoning and use districts. The relationship to even the existing Residential Design Guidelines needs to

be clarified. It is important to get this right because these UDGs are also included in the Article 7 legislation that you will vote on on Oct. 13. The waiver provision to say that the UDGs don't have to apply begs the question of why bother even writing them? So delete it. Request further vetting and postponement for the time not allowed for all other public members.

Marvin Stender – Status of Gil Lelley, sea level rise

Edward Mason – Facebook expansion, regional planning

Peter Cohen – Housing for specialty markets

Sue Hestor – Regional planning

Paul Wermer – Evolving trends in business practices

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.

12. 2015-000333CWP (K. CHENG: (415) 575-9094)
MARKET STREET PROTOTYPING FESTIVAL - An **Informational Presentation** on the status of the upcoming Market Street Prototyping Festival which will be held October 6-8. The Market Street Prototyping Festival engages citizens and creative makers from diverse neighborhoods, backgrounds and communities, to make Market Street a more vibrant destination through hands-on prototyping. For more information, please visit our website at <http://marketstreetprototyping.org/>. This is an informational item only, no action is necessary.

Preliminary Recommendation: None – Informational

SPEAKERS: = Neil Hrushowy – Staff report

= Kay Cheng – Staff report

ACTION: None – Informational

13. [2015-014314MAP](#) (A. STARR: (415) 558-6362)
1493-1497 POTRERO AVENUE - **Planning Code and Zoning Map Amendments** to correct an error in Section Map HT08 of the Zoning Map to rezone the Height and Bulk Designation for 1493-1497 Potrero Avenue, Block 4277, Lot 16, from OS (Open Space) to 55-X, as a result of the Eastern Neighborhoods Rezoning.

Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications
 (Continued from Regular Meeting of July 28, 2016)

SPEAKERS: = Aaron Starr – Staff report

- Speaker – The Farm

- Speaker – Negative

+ Jim Abrams – 40 foot height limit

- Ivy McCullum – Garden impacts

ACTION: Adopted a Recommendation for Approval with Modifications

AYES: Hillis, Moore, Richards, Fong, Johnson

RESOLUTION: 19730

14. [2016-006593PCA](#) (M. MOHAN: (415) 575-9141)
STUDENT HOUSING EXEMPTION FROM INCLUSIONARY HOUSING REQUIREMENTS - Planning Code Amendment to change the requirement from five to two years that Student Housing be owned or leased by an educational institution to be exempt from the Inclusionary Housing Program; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302, and 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: = Kimia Haddadan – Staff report
+ Andres Powers, Aide to Sup. Wiener
+ Dr. Peter Mancheta – Student housing
+ Nato Green – Student housing
+ J.P. Walsh – Student housing
+ Sue Hestor – Student housing
+ Paul Wermer – Support
= Sophie Hayward, MOH – Response to questions
- ACTION: Adopted a Recommendation for Approval
- AYES: Hillis, Moore, Richards, Fong, Johnson
- RESOLUTION: 19731
15. [2015-009850PCA](#) (D. SANCHEZ: (415) 575-9082)
OFF-STREET PARKING AND LOADING REQUIREMENTS - Planning Code Amendment to clarify and consolidate language, delete redundancies and outdate provisions, correct typographical errors and erroneous cross-reference, and make minor substantive changes to update provisions in various sections that deal with parking and loading requirements; affirming the Planning Department's California Environmental Quality Act Determination; making findings of consistency with the General Plan and the Eight Priority Policies of Planning Code Section 101.1; and adopting findings of convenience, necessity, and welfare under Planning Code Section 302.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: = Diego Sanchez – Staff report
- ACTION: Adopted a Recommendation for Approval
- AYES: Hillis, Moore, Fong, Johnson
- ABSENT: Richards
- RESOLUTION: 19732
- 16a. [2014.1063DNX](#) (C. ASBAGH: (415) 575-9165)
633 FOLSOM STREET - south side of Folsom Street, at the intersection of Folsom and Hawthorne Streets; lot 079 of Assessor's Block 3750 (District 6) - Request for a **Downtown Project Authorization** per Planning Code Section 309, including requests for exceptions to the bulk requirements in the 200-S Height and Bulk District (Section 270), ground-Level wind current requirements in C-3 Districts (Section 148), and off-street loading space requirements (Section 152.1). The proposal would construct a four-story, 92,244 square foot addition to the existing, seven-story 174,693 square foot office building. In addition the proposal would re-clad the existing façade with a new metal and glass curtain wall system, reconfigure the ground floor to move and expand the retail space and construct a

new corner lobby. The result will be an 11-story, 160-foot tall building with 264,672 square feet of office space and 5,000 square feet of ground floor retail space. The project site is located in the Downtown Commercial, Support (C-3-S) Zoning District and 200-S 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: = Claudine Asbagh – Staff report
 + Monad Chaw – Project presentation
 - Speaker – Organized opposition
 - Speaker – Organized opposition
 - Mathew Coles – Organized opposition
 - Ed Tontev – Light and air
 - Gina Carriaga – Negative impacts
 - Nora Hurley – Negative impacts
 - Tom Smatty – Opposition
 - Margarita – Opposition
 - Speaker – Opposition
 - Sue Hestor

ACTION: After hearing and closing public comment; Continued to October 20, 2016, with direction from the Commission

AYES: Hillis, Moore, Richards, Fong, Johnson

- 16b. [2014.10630FA](#) (C. ASBAGH: (415) 575-9165)
633 FOLSOM STREET - south side of Folsom Street, at the intersection of Folsom and Hawthorne Streets; lot 079 of Assessor's Block 3750 (District 6) - Request for an **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to construct a four-story addition and to authorize up to 89,979 square feet from the Office Development Annual Limit. The proposal would construct a four-story, 92,244 square foot addition to the existing, seven-story 174,693 square foot office building. In addition the proposal would re-clad the existing façade with a new metal and glass curtain wall system, reconfigure the ground floor to move and expand the retail space and construct a new corner lobby. The result will be an 11-story, 160-foot tall building with 264,672 square feet of office space and 5,000 square feet of ground floor retail space. The project is located within the Downtown Commercial, Support (C-3-S) Zoning District and 200-S Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 16a.

ACTION: After hearing and closing public comment; Continued to October 20, 2016, with direction from the Commission

AYES: Hillis, Moore, Richards, Fong, Johnson

17. [2015-000904CUA](#) (T. KENNEDY: (415) 575-9125)
2201 MARKET STREET - south side of Market Street and Sanchez Street, located in the Castro District, Lot 001 in Assessor's Block 3559 (District 8) - Request for **Conditional Use Authorization** to legalize a Business or Professional Service (Catarrá Real Estate) pursuant Planning Code Sections 303, 733.53 and 790.108. This case is an open Zoning Violation. The Zoning Classification of the subject site is the Upper Market Neighborhood

Commercial Transit (NCT) with a Height and Bulk District of 60/65-X. This use will occupy an existing tenant space on the ground level and is 3,788. 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: Disapprove

SPEAKERS: = Todd Kennedy – Staff report
+ Alexis Pelosi – Project presentation
+ Laurie Muskat – Support

ACTION: Adopted a Motion of Intent to approve, and continued to September 22, 2016

AYES: Hillis, Moore, Richards, Fong, Johnson

18. [2015-003919VAR](#) (V. FLORES: (415) 575-9173)
240 CHENERY STREET - north side of Chenery Street between Romain and 21st Streets; Lot 006A in Assessor's Block 6685 (District 8) - Request for a **Rear Yard Variance** from rear yard requirements for the repair and horizontal addition to an existing non-complying three-story single-family residence at the rear of the lot within the required rear yard. The site is within a RH-2 (Residential – House, Two Family) Zoning District and a 40-X Height and Bulk District.

NOTE: The related Discretionary Review applications have been withdrawn.

SPEAKERS: None

ACTION: Pulled off Agenda for noticing issue.

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.

19. [2015-009821DRP](#) (V. FLORES: (415) 575-9173)
139 GRAND VIEW AVENUE - east side of Grand View Avenue between Romain and 21st Streets; Lot 023B in Assessor's Block 2753 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2015.08.21.5004 proposing a vertical and horizontal addition to an existing single family residence. The proposal also includes a subterranean addition to create a new basement level. Additionally, the proposal includes new rear decks, a front terrace on the top level, and façade alterations. The addition will add approximately 1,786 square feet of floor area to the existing 2,415 square feet, for a total of approximately 4,201 square feet. The site is 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 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: = Delvin Washinton – Staff report

- Cynthia Weaver – DR presentation
- + Alice Barkley – Project presentation
- + Sean Kiegrau

ACTION: Took DR and approved the project as modified to include:
1. Five foot front setback of the top floor terrace; and
2. Second unit.

AYES: Hillis, Moore, Richards, Fong, Johnson

20a. [2015-001277DRP](#) (T. KENNEDY: (415) 575-9125)

3772 20TH STREET - north side between Dolores Street and Guerrero Street; Lot 138-141 in Assessor's Block 3598 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2015.06.16.9131, proposing to replace and modify an existing rear stair way and construct a roof deck over an existing garage in the rear yard of an existing four-unit residential building within a RH-3 (Residential House, Three-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: Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: None

ACTION: Continued to September 29, 2016

AYES: Moore, Richards, Fong, Johnson

NAYES: Hillis

20b. [2015-001277VAR](#) (T. KENNEDY: (415) 575-9125)

3772 20TH STREET - north side between Dolores Street and Guerrero Street; Lot 138-141 in Assessor's Block 3598 (District 8) - Request for **Rear Yard Variance** from the rear yard requirements, proposing to replace and modify an existing rear stair way and construct a roof deck over an existing garage in the rear yard of an existing four-unit residential building within a RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Continued to September 29, 2016

AYES: Moore, Richards, Fong, Johnson

NAYES: Hillis

21. [2015-006479DRP](#) (E. SAMONSKY: (415) 575-9112)

636 VERMONT STREET - west side of Vermont Street between 18th and 19th Streets; Lot 001J in Assessor's Block 4028 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2015.0630.0373 proposing construction of a two-story horizontal rear addition and a two-story vertical addition over an existing two-story single family home. The project includes a roof deck at the third and fourth floors. The site is within a RH-3 (Residential – House, Three Family) 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.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

WITHDRAWN**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.

ADJOURNMENT – 4:47 PM