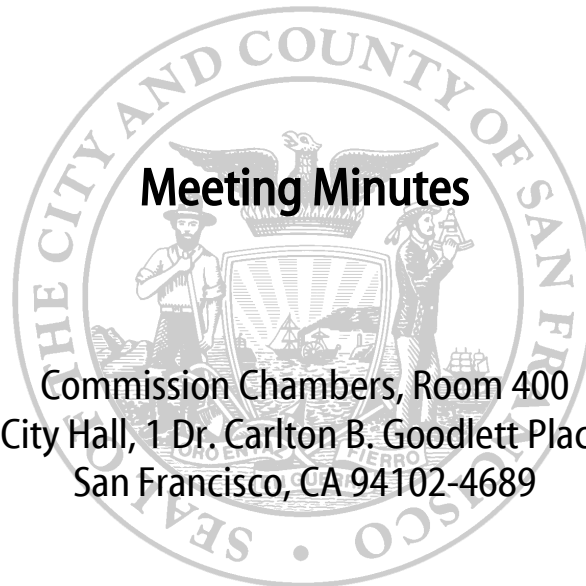


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, December 7, 2017
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Hillis, Richards, Fong, Koppel, Melgar, Moore, Johnson
COMMISSIONERS ABSENT: Johnson

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:01 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Lisa Chen, Andrew Perry, David Weissglass, Cathleen Campbell, Delvin Washington, Christopher May, Sara Vellve, Scott Sanchez – Zoning Administrator, 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. 2014-003160CUA (D. VU: (415) 575-9120)
3314 CESAR CHAVEZ STREET – north side between Mission Street and South Van Ness Avenue - Lot 012 in Assessor's Block 6571 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1 and 303 for the demolition of an existing 13,000 sq. ft. light industrial building and construction of a 65-ft. tall, six-story

and 49,475 sq. ft. mixed-use building that includes approximately 11,430 sq. ft. of ground floor commercial retail and 48,365 sq. ft. of residential use for 58 dwelling units. The proposed project would also include a total 9,020 sq. ft. of private and common residential open space, 62 Class 1 bicycle parking spaces, and an approximately 6,300 sq. ft. basement-level garage for 27 accessory automobile and 1 car-share parking spaces. The subject properties are located within the Mission Street Neighborhood Commercial Transit (NCT) Zoning District and 65-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of October 12, 2017)

(Proposed Continuance to January 18, 2018)

SPEAKERS: None
 ACTION: Continued to January 18, 2018
 AYES: Hillis, Moore, Fong, Koppel, Melgar
 ABSENT: Johnson, Richards

2. 2015-005763CUA (B. BENDIX: (415) 575-9114)
247 17TH AVENUE – west side, between California and Clement Streets, Lot 009 in Assessor's Block 1416 (District 1) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish a two-family dwelling through a major alteration within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. The proposal includes renovation of the front façade and vertical and horizontal additions. The resulting building will contain two dwelling units. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Pending

(Continued from Regular Meeting of September 28, 2017)

(Proposed for Continuance Indefinitely)

SPEAKERS: None
 ACTION: Continued Indefinitely
 AYES: Hillis, Moore, Fong, Koppel, Melgar
 ABSENT: Johnson, Richards

3. 2016-005805CUA (G. PANTOJA: (415) 575-8747)
430 BROADWAY ST – between Kearny and Montgomery Streets, Lot 009 in Assessor's Block 0144 (District 3) - Request a **Conditional Use Authorization** pursuant to Planning Code Sections 714 and 303, to authorize a Restaurant Use (d.b.a. Fondue Chinoise) at an existing 1,850 square-foot tenant space at the ground floor of an existing four-story mixed-use building, previously occupied by a Limited- Restaurant (The Helmand), within the Broadway Neighborhood Commercial (NCD) Zoning District and 65-A Height and Bulk District. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

WITHDRAWN

SPEAKERS: None
ACTION: Withdrawn
AYES: Hillis, Moore, Fong, Koppel, Melgar
ABSENT: Johnson, Richards

B. COMMISSION MATTERS

4. Commission Comments/Questions

Commissioner Moore:

Thank you to the Mayor's Office and also the Mayor for organizing the pop-up yesterday at City Hall. It was a lovely experience. It was amazing to see the variety and quality of local makers and I strongly encourage to do that more often perhaps around Easter or any other holiday because it animates the North Light in a wonderful way and the products are just amazing.

C. DEPARTMENT MATTERS

5. Director's Announcements

Director John Rahaim:

Commissioners, two announcements today; one, as you know, there are – there's a proposal for two separate ballot measures that are being sought, that have been registered to seek signatures. One is related to Prop M and Central SOMA, one is related to affordable housing and teacher housing; just a reminder to staff and commissions that at this point we can't take public positions on these measures. But secondly, both of these obviously will greatly affect our work so if they do qualify for the ballot, we will schedule hearings in February to go over how it affects our work and do our normal objective analysis of those measures because they will likely have a substantial impact on what we do and how we do our work in those areas. Secondly, related to the withdrawal of the Residential Expansion Threshold, we are – the Department has decided to suspend our efforts with respect to the RET. If you remember, we had multiple goals there. One was to redo or eliminate the tantamount to demolition, which we believe is currently very ineffective. We wanted to place a more emphasis and size and density of buildings and encouraged owners to build to their permitted density and to replace the demolition controls with something that was a little clearer for everyone to understand. We had a lot of community meetings, I think several dozen, we had many hearings here and we were just not able to come to agreement. There was a lot of concern about the way we were doing it, what the goals were and frankly some of the disagreements were not totally clear to me but nonetheless, we do think it is time to pull the plug. We will propose dealing with the demolition definition and we will be focusing just on that, rather than the other parts of the effort. I will say that some of those goals that we initially laid out will not be met by doing that, clearly, but at this point, it is probably the most prudent thing to do after spending two years on this; we need to kind of pick our battles. If you don't mind a little bit of an editorial comment, one of the very disappointing aspects of this process has been that there was some deliberate misinformation spread by members of the community to the point where they admitted it was misinformation and that's very disappointing to me. It's one of those things that make it hard to do our job, but also I guess it is a comment on the public discourse these days on what's acceptable in the public discourse and I will just

say, for the record, it's pretty disappointing that that is happening here at this time and place. Thank you. That includes my comments.

Commissioner Moore:

I have a question, Director Rahaim. I read the statement issued by Ms. Butkus, from your department, talking about collaboration with DBI, that is something you kind of did not mention but I would be interested in hearing you clarify that.

Director John Rahaim:

I think the goal here is to combine efforts and make sure – and basically have one definition for demolition between the two departments.

Commissioner Moore:

Is anybody helping as an arbitrator, because the two different definitions have been standing for many, many years and are often the reason for discontent and contradictory solutions. Is there an attempt to have somebody help you negotiate where you have common ground?

Director John Rahaim:

I think what our goal is to only have one definition and have it live in probably the Building Code so that there is only one definition rather than having two separate definitions so yeah we will be in dialogue with them very extensively about that.

Commissioner Richards:

One of most disappointing things coming out of this entire process is, one, that it ended; but two, really realizing that the Building Department doesn't follow its own processes. I hope that whatever we come up with whether it is a definition that sits in the Building Code or Planning Code or both codes, after we have our joint meeting with DBI and etcetera, that we measure the effectiveness to actually as to whether it's followed by the organization that has the definition. That was incredibly disappointing to see that they don't follow their own definition, their process.

Commissioner Moore:

Director Rahaim, I have one question for you – have you been following the modular building of homeless housing in San Jose? Not today, perhaps, but at some other time you could give us an update of how that would fit for us or doesn't. I found it rather interesting; the solution looks kind of interesting and it will be perhaps good for the Commission as well as the public to know what other communities are doing.

Director John Rahaim:

We've been following a lot of modular housing and different technologies. I'm happy to talk about that in the future.

President Hillis:

I just wanted to say I attended a couple of community meetings and the staff meetings. I thought they were great, informative. I think the goal – the staff did a wonderful job at trying to advance this; I think there are two kind of goals that were set out, one to figure out a better way they define demolition and then building to the zoning density or both

great goals, that it's unfortunate kind of got stymied in this process. So I appreciate your efforts and all the efforts by staff.

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

LAND USE COMMITTEE:

- **171015 Interim Zoning Controls - Off-Street Parking in the "Hub" Area. Sponsors: Breed; Kim and Peskin. Staff: Not Staffed. Amended and Recommended**

The only planning item on this week's Land Use Committee agenda was the Interim Zoning Controls for Off-Street Parking in the "Hub" Area, sponsored by Supervisor Breed. These controls would prohibit additional parking above the .25% allowed in the Code as-of-right unless the application has already been approved by the Commission, or if the project is committed to having its inclusionary housing onsite. At the hearing, Supervisor Peskin introduced an amendment, sponsored by Supervisor Kim (both co-sponsors) that would have amended the resolution to require 25% affordability on-site to be eligible to apply for additional parking. Public comment at the hearing was solidly in support of limiting the parking in the HUB area, but most of the speakers were not in favor of tying parking controls to affordable housing. The committee did accept the amendment, but as the amendment was substantive the item had to be continued one week.

FULL BOARD:

- **170922 Planning Code - Landmark Designation of 2731-2735 Folsom Street (aka Gaughran House).** Sponsors: Peskin; Ronen. Staff: Ferguson. PASSED Second Read
- **171041 Planning Code - Cannabis Regulation.** Sponsors: Mayor; Sheehy. Staff: Starr.

The Cannabis regulations also passed their Second Read, and the Mayor signed the ordinances on Wednesday. So the controls will become effective on January 5, 2018.

- **171134 General Plan Amendment - 1629 Market Street.** Sponsor: Commission. Staff: Sucre. Passed First Read
- **170938 Planning Code, Zoning Map - 1629 Market Street Special Use District.** Sponsors: Mayor; Kim and Sheehy. Staff: Sucre. Passed First Read
- **170992 Bi-Annual Housing Balance Report - May 2017.** Sponsor: Kim. Staff: Ojeda. Adopted
- **171062 Hearing - Appeal of Conditional Use Authorization - Proposed Project at 948-950 Lombard Street and 841 Chestnut Street.** Staff: Sanchez, Tam, Kirby.

There were two CU appeals at the Board this week. The first was an appeal of a Conditional Use authorization to permit a Lot Line Adjustment that would allow two dwelling units on a single parcel within the RH-1 Zoning District. This

Commission heard this item on August 31, 2017 and voted 4 to 2 (Moore and Richards against, Johnson absent) to approve the CU.

This was a project with a long and unfortunate history. The Project Sponsor demolished a significant historic resource, a single-family home designed by Willis Polk. Adding to the situation was lack of a clear and consistent definition for demolition between DBI and Planning. Further, errors were made by DBI and Planning in reviewing and approving permits, and the project sponsor engaged in serial permitting to circumvent the rules.

The appellant claimed that the proposed reconstruction is not the same as what was demolished; hence public notification should have occurred. They further claimed that the project to merge two lots is neither necessary nor desirable, and that the new building is not compatible with the existing hillside setting.

Supervisor Peskin helped bring this item to the Board so that he could have the opportunity to voice his frustration regarding all of the concerns brought forth by the appellant and her supporters. At the hearing, 8 people spoke in support of the appeal; many of them representing the preservation community. Only one person spoke on behalf of project sponsor.

During the hearing, the Supervisors commented that the \$400,000 penalty settled with the property owner is not enough (the property is worth over \$30 Million); they also spoke of a need for a better system to address compliance, and discourage or eliminate this type of bad behavior. And finally, they wanted to find a way to reconcile the different demolition definition between DBI and Planning. However, in the end, the Board voted 10 to 1, with Fewer dissenting, in favor of upholding the CU. I would also note that it was Supervisor Pekin that made the motion to uphold the CU.

• 171128 Hearing - Appeal of Conditional Use Authorization - Proposed Project at 2161-2165 Irving Street. Staff: Tran, Sider

The second appeal was for CU approval of the Barberry Coast MCD at 2161 Irving Street. This item was heard by this commission on October 12 of this year when you voted unanimously to approve the CU. This CU had two separate appeals, one that was filed on behalf of the Mid-Sunset Neighborhood Association and one on behalf of the Sunset Merchants and Neighbors Association.

Mid-Sunset Association appeal articulated a series of restrictions under which the group felt that an MCD could be "acceptable" in the neighborhood. They asked the Board to uphold and amend the Commission's approval in order to impose those restrictions; however, many of these conditions were already implicit in the Commission's approval, were contained in the operator's business plan, or would be required by other City agencies.

Sunset Merchant's appeal included a range of concerns, focusing mainly on the argument that the MCD would not be necessary or desirable because of impacts on youth.

The hearing was fairly typical as MCD hearings go; long and with a lot of public comment. A significant number of people from the Sunset community came out in support of the appeal, citing concerns about youth access and exposure, and potential detrimental impacts on their neighborhood. There were also a significant number of people who spoke against the appeal and upholding the CU. Many spoke about the desire to have access to medical cannabis in the Sunset, which currently does not have an MCD. Some also spoke of the good faith efforts and good reputation of the applicant, Barbary Coast.

Supervisor Tang had a few questions for staff about how this applicant could convert to Adult Use in 2018, and some anomalies reported with the noticing, which was eventually determined to have been done correctly.

In the end, the Board voted to amend the CU so that the hours of operation are limited from 9 am to 9 pm, and to encourage on-site consumption so that there was less likelihood that people would smoke on the sidewalk or in the neighborhood. The vote was 9-1 with Supervisor Tang voting against the motion in deference to her constituent's concerns.

HISTORIC PRESERVATION COMMISSION:

Tim Frye, Preservation Officer:

Here to share with you a few items from yesterday's Historic Preservation Commission hearing. On October 19th, I shared with you the initiation of three local public schools: Theodore Roosevelt Middle School, George Washington High School and Sunshine School. All three of those received a positive recommendation to be forwarded to the Board of Supervisors at yesterday's HPC hearing and those hearings will be scheduled some time in the New Year. The Commission did initiate one new designation at yesterday's hearing, if I could get the overhead, please. This is the Phillips building located at 246 First Street, designed in 1930 by architects Meyers and Klinkhardt. It is a rare Art Deco loft building in downtown San Francisco and the property owners are initiating the local designation. The Commission unanimously approved the initiation and that will be scheduled for a second hearing likely in January. That concludes my remarks unless you have any questions. Thanks.

BOARD OF APPEAL:

None

D. GENERAL 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. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: Georgia Schuttish – Demolition
Richard Frisbie – UDG's Advisory Group
Sue Hestor – Demolition

Brian Klofus – Housing for families with children

E. 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.

7. 2016-003164CWP (L. CHEN: (415) 575-9124)
2017 HEALTH CARE SERVICES MASTER PLAN – **Informational Presentation** on the 2017 update to the 2013 Health Care Services Master Plan (HCSMP), pursuant to Planning Code Section 342. The HCSMP identifies current and long-range needs for health care services in San Francisco and is intended to improve access to care, particularly for San Francisco's vulnerable populations. As part of the 2017 HCSMP update, supporting legislation will also be proposed concurrently with Plan adoption.

Preliminary Recommendation: None - Informational

SPEAKERS: = Lisa Chen – Staff report
= Speaker – DPH comments
= Theresa Flandrick

ACTION: None – Informational

8. (B. BENDIX: (415) 575-9114)
RESIDENTIAL EXPANSION REVIEW - A CLEAR PROCESS FOR ALTERATIONS AND DEMOLITIONS - This item will be an **Informational Presentation** on the Department's proposal to eliminate the existing tantamount to demolition controls in Planning Code Section 317 and to establish a new policy and process that requires Planning Commission review for projects in RH districts that exceed specific Floor Area Ratio (FAR) thresholds. This is an informational item only, no Commission action is required at this time. For more information and to review the presentation to the Commission after this hearing, please visit our website at –www.sf-planning.org/residential-expansion-threshold; Feedback on this proposal may be sent to CPC.RET@sfgov.org

Preliminary Recommendation: None - Informational

SPEAKERS: Georgia Schuttish – Legislative change
ACTION: Continued Indefinitely
AYES: Hillis, Moore, Fong, Koppel, Melgar
ABSENT: Johnson, Richards,

9. 2017-010001IMP (A. PERRY: (415) 575-9017)
GOLDEN GATE UNIVERSITY (GGU) – Notification by the Zoning Administrator of the filing of an **Institutional Master Plan (IMP)** for Golden Gate University. Pursuant to Planning Code Section 304.5, the Planning Commission must hold a public hearing upon receiving a current IMP. This public hearing is for receipt of public testimony only. Receipt of this IMP does not constitute approval or disapproval of any proposed projects contained in the IMP by the Planning Commission. The IMP contains information on the nature and history of the institution, the location and use of affiliated buildings, and institutions' development plans. The IMP is available for viewing on the Planning Department's website at:

<http://www.sfplanning.org>, click on “Resource Center”, then “Department Publications A-Z”, then scroll to “I” for Institutional Master Plans. The IMP is also available for public viewing at the Planning Department’s Public Information Center located at 1660 Mission Street, 1st Floor, and at the Department’s reception area located at 1650 Mission Street, 4th Floor.

Preliminary Recommendation: None – Informational

SPEAKERS: = Andrew Perry – Staff report
+ Mike Koperski – IMP presentation
+ Sue Hestor – Support
ACTION: Closed the Public Hearing
AYES: Hillis, Moore, Fong, Koppel, Melgar, Richards
ABSENT: Johnson

10. [2017-008461CUA](#) (D. WEISSGLASS: (415) 575-9177)
2358 FILLMORE STREET – southeast corner of Fillmore and Washington Streets; Lot 022 in Assessor’s Block 0612 (District 2) – Request for **Conditional Use Authorization** to allow the establishment of a Liquor Store (dba “Verve Wine”) in a ground floor retail space of a 2-story commercial building in the Upper Fillmore Neighborhood Commercial District and a 40-X Height and Bulk District. The location will offer wine and spirits for off-site consumption as well as limited on-site instructional tastings. Minor tenant improvements are proposed as a part of the project. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting of October 19, 2017)

SPEAKERS: = David Weissglass – Staff report
+ Dustin Wilson – Project presentation
ACTION: Approved with Conditions
AYES: Hillis, Moore, Fong, Koppel, Melgar, Richards
ABSENT: Johnson
MOTION: [20071](#)

11. [2017-005533CUA](#) (C. CAMPBELL: (415) 575-8732)
4068 18TH STREET – north side of 18th Street, between Castro and Hartford Streets, Lot 053 in Assessor’s Block 3582 (District 8) - Request a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 715, to authorize Accessory Brewery Activities (ABC Type 75 License “Brewpub”) within a conditionally established Restaurant Use (D.B. A. Lark, 2002.1105C, Motion 16670) within the Castro Street Neighborhood Commercial District and 40-X Height and Bulk District. An ABC Type 75 License authorizes the sale of beer, wine and distilled spirits for consumption on a Bona Fide Eating Place plus a limited amount of brewing of beer. Minor interior tenant improvements are proposed as part of the project, with no expansion of the existing building. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Cathleen Campbell – Staff report

+ Luis Rivera – Project presentation
 ACTION: Approved with Conditions
 AYES: Hillis, Moore, Fong, Koppel, Melgar, Richards
 ABSENT: Johnson
 MOTION: [20072](#)

F. 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.

12. [2015-018225DRP](#) (S. JIMENEZ: (415) 575-9187)
171 JUDSON AVENUE – south side between Edna Street and Circular Avenue; Lot 032 in Assessor's Block 3182 (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2015.11.09.2182, proposing to alter an existing two-story, single family residence by legalizing and constructing a rear horizontal addition at the first and second floors and a third story vertical addition located within a RH-1 (Residential, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

(Continued from Regular Meeting of November 16, 2017)

SPEAKERS: = Delvin Washington – Staff report
 - Brian Cutler – DR presentation
 - Alfredo – Privacy
 + Suleil Shatara – Project presentation
 ACTION: After hearing and closing public comment;
 Continued to January 11, 2018
 AYES: Hillis, Moore, Fong, Koppel, Melgar, Richards
 ABSENT: Johnson

13. [2016-012108DRP](#) (C. MAY: (415) 575-9087)
583 47TH AVENUE – west side of 47th Avenue between Geary Boulevard and Anza Street; Lot 016E in Assessor's Block 1497 (District 1) - Request for **Discretionary Review** of Building Permit Application No. 2015.10.22.0473, proposing to construct a one-story, 3rd floor vertical addition above the existing two-story, single-family dwelling, a roof deck above the proposed new 3rd floor, as well as front and rear roof decks above the existing 2nd floor within a RH-1 (Residential House, One-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 San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and Approve with Modifications

SPEAKERS: = Chris May – Staff report

- Speaker – DR presentation
 - Eric Peterson – Recommend modification
 - Chiong Yong – Negative impacts
 - John Hauser – Visibility
 + Speaker – Project presentation
 ACTION: Took DR and Approved with an 8'-6" floor to ceiling height and removal of the 4th floor roof deck.
 AYES: Hillis, Moore, Fong, Koppel, Melgar, Richards
 ABSENT: Johnson
 DRA: [0569](#)

14. [2017-005643DRP](#) (S. VELLVE: (415) 558-6263)
1709 BRODERICK STREET – west side of Broderick Street between Bush and Pine Streets; Lot 007 in Assessor's Block 1048 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2016.12.23.5878, proposing to construct a 2-story bay window on the south side of the subject building, internal modifications, one roof deck and one rear deck 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 San Francisco Administrative Code Section [31.04](#)(h).
 Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Recommend to the Board of Appeals that modifications be required

SPEAKERS: = Sara Vellve – Staff report
 - Ryan Patterson – DR presentation
 - Speaker
 - Rudy Muller
 + Jeff Franklin – Project presentation
 + Liz Bridges
 - Speaker
 - Speaker
 - Speaker
 - William Sorel
 - Valerie Avril
 - David Nacherk
 - Pamela Natcher
 - Lisa De Paulis
 - Andrea Scott Finny
 ACTION: Adopted a recommendation to the Board of Appeals to approve the project with staff modifications as amended to include the addition of a gate at the front; removal of the bay window, entirely, and recommending the Sponsor continue working with neighbors on mitigation measures.
 AYES: Hillis, Fong, Koppel, Melgar, Richards
 NAYS: Moore
 ABSENT: Johnson
 DRA: 0570

ADJOURNMENT – 4:41 PM
 ADOPTED JANUARY 11, 2018