

# 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, December 17, 2015**  
**12:00 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:07 P.M.**

**STAFF IN ATTENDANCE:** John Rahaim – Planning Director, Omar Masry, Nicholas Foster, Aaron Starr, Britany Bendix, Rich Sucre, 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. [2014-003157VAR](#) (B. BENDIX: (415) 575-9114)  
1598 BAY STREET – northeast corner of Buchanan and Bay Streets, Lot 007 in Assessor's Block 0459 – Request for a **Modification and Variances** from Planning Code Section 134 for

rear yard, Planning Code Section 135 for useable open space, and Planning Code Section 140 for dwelling unit exposure. The project proposes demolition of a closed service station and construction of a four-story 50,900 square-foot residential building containing up to 28 dwelling units and 42 off-street parking spaces on a lot of approximately 12,541 square-feet. The project is located in a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. The associated request for Conditional Use Authorization may be considered under the Regular Calendar.

**(Proposed Continuance to January 27, 2016)**

SPEAKERS: None  
 ACTION: Acting ZA continued to January 27, 2016  
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

- 2a. 2013.1005EXVAR (C. GROB: (415) 575-9138)  
22 FRANKLIN STREET - along the east side of Franklin street between Oak Street and Page Street, Lots 011, 012 and 031 in Assessor's Block 0836 – Request for a **Downtown Project Authorization**, pursuant to Section 309 with exceptions to the requirements for ground level wind currents pursuant to Section 148, and lot coverage pursuant to Section 249.33(b)(5). In addition, the Zoning Administrator will consider a Variance from the Dwelling Unit Exposure requirements pursuant to Planning Code Section 140. The proposed project includes demolition of the existing commercial building on lot 012, and construct an 8-story, 85-foot tall mixed-use building at the site. The proposed new building would include 35 dwelling units and 2,100 gross square feet of retail space along Franklin Street. The project site is located within a C-3-G (Downtown Commercial, General) Zoning District and 85-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 February 11, 2016)**

SPEAKERS: None  
 ACTION: Continued to February 11, 2016  
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

- 2b. 2013.1005EXVAR (C. GROB: (415) 575-9138)  
22 FRANKLIN STREET - East side of Franklin Street between Oak Street and Page Street, Lots 011, 012, and 031 in Assessor's Block 0836 - Request for **Variance** from exposure (Planning Code Section 140) requirements. The project proposes to demolish the existing commercial building and to establish an 85'-0" tall, eight-story, mixed-use building containing 35 residential units, approximately 2,100 square feet of retail space at the ground floor. The project site is located within a C-3-G (Downtown Commercial, General) Zoning District and 85-X Height and Bulk District.

**(Proposed for Continuance to February 11, 2016)**

SPEAKERS: None  
 ACTION: Acting ZA continued to February 11, 2016  
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

3. 2013.1516C (B. BENDIX: (415) 575-9114)

450 SOMERSET STREET - west side of Somerset Street, between Bacon Street and Wayland Street, Lots 007, 007A and 008A in Assessor's Block 6044, and Lot 019 in Assessor's Block 6045 - Request for **Conditional Use Authorization** under Planning Code Sections 209.1, 303 and 304 to enlarge a school (d.b.a. Alta Vista School) from 26,438 gross square feet up to 42,357 gross square feet, and to increase the maximum enrollment of 315 students up to 393 students. The project is seeking a modification to the rear yard requirement of Planning Code Section 134 as a Planned Unit Development pursuant to Planning Code Section 304. The proposal also includes up to 47 accessory off-street parking spaces for use by St. Elizabeth Roman Catholic Church. The property is within a RH-1 (Residential, House, 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 Section 31.04(h) of the San Francisco Administrative Code.

*Preliminary Recommendation: Approve with Conditions*  
**(Proposed for Continuance to February 25, 2016)**

SPEAKERS: None  
 ACTION: Continued to February 11, 2016  
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

- 4a. 2014.0284CUAVAR (C. ASBAGH: (415) 575-9165)  
1567 CALIFORNIA STREET - Southeast corner of California and Polk Streets, Lots 015, 014 and 014A in Assessor's Block 0645 – Request for a **Conditional Use Authorization**, pursuant to Section 303 to: 1) construct a new building on a lot greater than 10,000 square feet in the Polk Street Neighborhood Commercial District (Section 121.1); 2) exceed the maximum building length of 110' along the California Street façade in an 80-A Height and Bulk District (per Section 270); and 3) construct a garage entry on California Street (per Section 155(r)(3)). The proposal is to demolish the existing building and associated surface parking lot and construct a new 7-story building, reaching a roof height of 80 feet, containing approximately 63 dwelling units, 8,000 square feet of retail uses, and 41 off-street parking spaces. The project is located within the Polk Street NCD and 80-A 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 February 25, 2016)**

SPEAKERS: None  
 ACTION: Continued to February 25, 2016  
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

- 4b. 2014.0284CUAVAR (C. ASBAGH: (415) 575-9165)  
1567 CALIFORNIA STREET - Southeast corner of California and Polk Streets, Lots 015, 014 and 014A in Assessor's Block 0645 – Request for a **Variance** from the Zoning Administrator to address the requirements for rear yard (Planning Code Section 134). The proposed project includes the demolition of the existing building and associated surface parking lot and construction of a new 7-story mixed-use building, reaching a roof height of 80 feet, containing approximately 63 dwelling units, 8,000 square feet of ground floor retail uses, and 41 off-street parking spaces. The project is located within the Polk Street NCD and 80-A Height and Bulk District.

**(Proposed for Continuance to February 25, 2016)**

SPEAKERS: None  
 ACTION: Acting ZA continued to February 25, 2016  
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

5. 2015-015100PCA (A. STARR: (415) 558-6362)  
EXEMPTING SPACE DEDICATED TO ALTERNATIVE WATER STORAGE FROM FAR AND IMPACT FEES – Planning Code Amendment, introduced by Supervisor Wiener, to exempt from the computation of Floor Area Ratio limits and the calculation of applicable Development Impact Fees the space required to be used for an Alternate Water Source system; amending the Health Code to amend the definition of projects subject to the requirements for an Alternate Water Source system; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.  
**(Proposed for Indefinite Continuance)**

SPEAKERS: None  
 ACTION: Continued Indefinitely  
 AYES: Fong, Wu, 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

6. [2013.1718C](#) (O. MASRY: (415) 575-9116)  
4160 MISSION STREET – along the west side of Mission Street, between Norton Street and San Juan Avenue; Lots 003, 029-030 in Assessor’s Block 3206 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 745.83 to legalize an AT&T Mobility macro Wireless Telecommunications Services (WTS) Facility, featuring a total of up to nine (9) fully and partially screened panel antennas; along with associated equipment areas, within the Excelsior Outer Mission Street Neighborhood Commercial District, and 65-A 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: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards  
 MOTION: 19535

7. [2015-006755CUA](#) (O. MASRY: (415) 575-9116)  
3120 MISSION STREET – along the west side of Mission Street, between Cesar Chavez Street and Precita Avenue; Lot 001A in Assessor’s Block 6574 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 712.83 to develop a macro

Wireless Telecommunications Services (WTS) Facility for Verizon Wireless, featuring a total of up to twelve (12) screened rooftop-mounted panel antennas; along with associated equipment areas, within a NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, and 50-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: = Omar Masry – Staff presentation  
 - Anna Vacan – Alternate address  
 + Peter Hilyard – Project presentation  
 ACTION: After being pulled off of Consent, hearing and closing public comment; Continued to January 7, 2016  
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

## C. COMMISSION MATTERS

### 8. Consideration of Adoption:

- [Draft Minutes for December 3, 2015 Joint](#)
- [Draft Minutes for December 3, 2015 Regular](#)

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

### 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 Antonini:**

I'd like to take a moment of personal privilege to memorialize my father and mother Joseph and Doris Antonini and if Jonas would be so good as to put that on the screen, a picture of them from November 29, 1943 at the Claremont Hotel, and they were approximately 29 years old and my uncle Angelo and his wife Adrian the were enjoying the big band and they apparently were having a very good time. The reason I want to particularly mention my father is that he was born on December 20, 1913, so he would have been 102 years old this coming Sunday, and he was delivered in a small ranch house outside of Livermore in a rural area by his father Angelo and they didn't have any electricity until 1937 out there because they didn't get it until the Rural Electrification Act. They lived a really humble life and he didn't speak English until he was six years old, and he was a made to repeat third grade by the nuns of Saint Michael's School in Livermore, and he thought they were a big reason why he was successful in his life as an insurance agent and gave them a nice donation upon his death in 2004, acknowledging the fact that he wouldn't have been successful and the things that he did if he couldn't speak English so

credited the nuns for doing that. The other thing I want to mention, during his life, he also served for 10 years on the Planning Commission in Pleasanton, California. So I brought the little sign he's kept in his office until just recently when the house is going to be rented out to other people, so we brought all the gear into San Francisco. I thank you for your time and have a Merry, Merry Christmas.

**Commissioner Moore:**

I would like to ask we close in memory of Mary Brown today; the Planning Department before the holidays has encountered a very shocking loss of a colleague who was highly respected, and who we all know, through her exemplary work on the restoration of the Mission Theater. I ask to close in her memory.

**D. DEPARTMENT MATTERS**

10. [Director's Announcements](#)

**Director Rahaim:**

Good afternoon Commissioners, I was also going to request that we adjourn the meeting in honor of Mary today. If you allow me to make a few comments about her work, Mary passed away last week after a long illness; she has been with the Department since 2008, which is actually the same year I started. Her previous employment was with the San Francisco Bicycle Coalition. She was an avid bicyclist and she became an avid researcher on best bicycle practices worldwide in that work, and design standards, innovative engineering and so on. She then returned to graduate school and led her into a career in preservation. She was an avid researcher, she really dove into the work and was really interested in more than just the architecture, but in the events that happened in the City, who occupied the buildings, and she was the manager until she had to take her leave, she was the manager of a what we call the Landmark Designation Work Program, which is the work program where the research is done to landmark buildings and sites in the City that go to the Historic Preservation Commission and among others she did the research for St. Jordan's Bar in the Bayview, for Marcus Books, and the research that won her several awards, was for what is called The Modern Architecture and Landscape Design Historic Context Statement, for that work she won a Governor's Award for Historic Preservation in 2011, and California Preservation Foundation award for that same piece of work. She also did the work and was the primary author for the Golden Gate Park Landmark District and the Stow Lake Boathouse Landmark District among many other works. She was a much loved member of staff. She passed much too young. She was 46 years old and we will miss her greatly. Thank you.

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

**LAND USE COMMITTEE:**

- **150456 Planning Code - Measurement of Rooftop Appurtenances and Infill Spaces for Noncomplying Structures in C-3 Zoning Districts.** Sponsor: Mayor. Staff: Starr. Continued for the third time to the January 25, 2016 Land Use Committee hearing.

**FULL BOARD OF SUPERVISORS:**

- **151126 Planning Code, Zoning Map - Establishing the Japantown Neighborhood Commercial District.** Sponsor: Breed; Mar, Peskin, Campos and Farrell. Staff: Wertheim. PASSED Second Read
- **151066 Mills Act Historical Property Contract - 807 Montgomery Street.** Sponsor: Peskin. Staff: Ferguson. ADOPTED
- **150793 Planning Code - Child Care Requirements for Office and Residential Projects and Associated Fees.** Sponsor: Yee, Avalos. Staff: Mohan. Passed First Read

#### INTRODUCTIONS:

- **151274 Charter Amendment - Authorizing the Board of Supervisors to Increase Inclusionary or Affordable Housing Requirements.** Draft Charter Amendment to amend the Charter to authorize the Board of Supervisors to increase the minimum and maximum inclusionary or affordable housing obligations for development projects at an election to be held on June 7, 2016.
  - o Inclusionary units would increase from 12% to 25% of the total units.
  - o 15% of total units would be affordable to lower income households at 80% AMI for ownership and 55% AMI for rental units; and
  - o 10% of total units would be affordable to middle income households at up to 140% AMI for ownership and 120% for rental units, provided that the average of all such middle income units shall be affordable to middle income households whose initial household income does not exceed

#### Summary of Board Activities December 14-18, 2015 Planning Commission Report: December 17, 2015

120% of Area Median Income for ownership units and 100% for rental units.

- **151280 Planning Code - Permitting Accessory Massage Uses, with a Conditional Use Permit, in the North of Market Residential Special Use District.** Sponsor: Kim. Staff: TBD
- **151281 Interim Zoning Controls - Additional Design Standards for Large Projects Within the Showplace Square, Potrero Hill, and Central Waterfront Area Plans.** Resolution imposing interim controls to require that the Planning Commission consider additional design standards for projects in the Showplace Square, Potrero Hill, and Central Waterfront Area Plans receiving a Large Project Authorization Sponsor: Cohen. Staff: TBD

#### BOARD OF APPEALS:

No Report

#### HISTORIC PRESERVATION COMMISSION:

Commissioners, the Historic Preservation Commission did meet yesterday. They considered a Major Permit to Alter at 856 Market Street, a Certificate of Appropriateness at 2476-2478 3<sup>rd</sup> Street and looked at it a project on 55 Laguna Street, a mixed use project, and maybe more importantly we received a similar informational presentation that you have heard on the Affordable Housing Bonus Program with a focus on how it might impact historic properties.

#### 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:** Fouzieyha Fowghi – Protect Noe’s charm  
 Georgia Schuttish – Issues, concerns, design guidelines recommendations  
 Ada Chan – Loss of housing, Filipino community in SOMA

## 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. [2015-009644DRM](#) (N. FOSTER: (415) 575-9167)  
2627 TAYLOR STREET - west side of Taylor Street between Beach and North Point Streets; Lot 014 in Assessor’s Block 0022 - **Mandatory Discretionary Review** pursuant to Planning Code Section 202 for the application to allow for a Medical Cannabis Dispensary (MCD) to operate at the subject property within a C-2 (Community Business) Zoning District and 40-X Height and Bulk District. The MCD would allow for on-site sales of medical cannabis and/or medical cannabis edibles. No on-site cannabis cultivation (e.g. no live marijuana plants would be kept on the premises for purposes of harvesting medical product), nor on-site medication of medical cannabis (e.g. no smoking, vaporizing, and consumption of medical cannabis edibles) would take place at the subject property. 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:**

- = Nick Foster – Staff presentation
- + Brendan Hallinan – Project presentation
- + Ray Connelly – Project presentation
- Jeff Sears – Family friendly destination
- Tina Posner – Opposition
- Paul Miller – Opposition
- Edwin Flores – Tourism, security
- + Rita Schmidt – Need for medical cannabis
- + Milka Wilcenas – Diverse population
- + Roxanne Melderejo – Access to medical cannabis
- + Gina Accampo – Patient support
- + Do Tren – Symptom relief
- Thomas Alioto-Howard – Not appropriate area
- + Jesse James – Safe affordable access
- Dennis Swayne – Not in our neighborhood
- + (M) Speaker – MCD’s do not cause homelessness
- + David Goldman – Glaucoma patient should not depend on deliveries
- + Michael Cohen – In favor of the patient
- + Don Duncan – Support



- + Andrea Shawn – Cancer patient medicine
- + Will Ramish – Access to medical cannabis
- David Purvey – In appropriate location
- + Eugene Lynch – Beneficial to family members
- + Penelope DeVries – Legal in California for 20 years
- Troy Campbell – Business does not fit Taylor Street
- Gina Alioto – Homeless element
- Allie Genterprienta – Fisherman’s Wharf is unsafe
- John Canazaro – Safety and compliance
- Elic Lindberg – Online business
- (F) Speaker – We do not need a MCD
- Brandy Martz – School children in the vicinity
- Rachel Brown – Opposed since receipt of notice

ACTION: Took DR and Disapproved  
 AYES: Fong, Antonini, Hillis, Moore, Richards  
 NAYES: Johnson, Wu  
 DRA No: 0445

13. [2015-013682PCA](#) (A. STARR: (415) 558-6362)  
PROJECTING SIGNS IN THE FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT – Planning Code Amendment, introduced by Supervisor Breed, to allow projecting business signs in the Fillmore Street Neighborhood Commercial Transit (NCT) District of up to 125 square feet in size, and up to 60 feet in height, with maximum height dependent on the features of the building to which the sign is attached, provided that the sign may not obscure architectural features of the building, the sign does not damage the building to which it is attached, and the sign’s lettering is arranged vertically; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under Planning Code, Section 302, that this amendment will serve the public necessity, convenience, and welfare.  
*Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications*

SPEAKERS: = Aaron Starr – Staff presentation  
 + Conner Johnson, Aide to Supervisor Breed – Legislation context  
 ACTION: Adopted a Recommendation for Approval with Staff Modifications  
 AYES: Fong, Wu, Antonini, Johnson, Moore, Richards  
 ABSENT: Hillis  
 RESOLUTION: 19536

14. [2014-003157CUA](#) (B. BENDIX: (415) 575-9114)  
1598 BAY STREET - northeast corner of the intersection Buchanan and Bay Streets, Lot 007 in Assessor’s Block 0459 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 202.5, and 303, to demolish an existing service station and construct a four-story 50,900 square-foot residential building containing up to 28 dwelling units and 42 accessory off-street parking spaces on a lot of approximately 12,541 square-feet. The project is located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 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. The associated request for Variance is proposed for continuance to January 27, 2016.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Brittany Bendix – Staff presentation  
 + Mark Conroe – Project presentation  
 + Alex Sidel – Design presentation  
 + Eugene Lynch – Support\  
 ACTION: Approved with Conditions  
 AYES: Fong, Wu, Antonini, Johnson, Moore, Richards  
 ABSENT: Hillis  
 MOTION: 19537

15. [2015-000509OFA](#) (R. SUCRE: (415) 575-9108)  
1125 MISSION STREET – located on the south side of Mission Street between Julia and 7<sup>th</sup> Streets, Lot 091 in Assessor’s Block 3727 – Request for an **Office Development Authorization** under Planning Code Sections 321, 322 and 842.66 for a change in use from automotive garage/repair to office use, and authorize up to approximately 35,842 gross square feet from the Office Development Annual Limit. The subject property is located within the MUO (Mixed-Use Office) Zoning District and 65-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Fong, Wu, Antonini, Johnson, Moore, Richards  
 ABSENT: Hillis  
 MOTION 19538

**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.

16. [2014-002527DRP](#) (V. FLORES: (415) 575-9173)  
2186 14<sup>TH</sup> AVENUE - east side on the northeast corner of the intersection with Rivera Street; Lot 014A in Assessor’s Block 2204 - Request for **Discretionary Review** of Building Permit Application No. 2014.11.25.2509 proposing to construct a one-story vertical addition with a roof deck above a stair penthouse for access within a single family dwelling within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. The vertical addition will be set back 15 feet from the front of the building with a roof deck within the setback area. The project would not increase the existing building depth. 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: None  
 ACTION: Continued to February 25, 2016

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

## 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 – 4:01 PM