

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, October 19, 2017
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:09 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Aaron Starr, Pedro Peterson, Esmeralda Jardines, Diane Sokolove, Wade Wietgreffe, Michael Li, Don Lewis, Laura Ajello-Hoagland, Claudine Asbagh, David Weissglass, Laura Ajello Christopher May, Nancy Tran, 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.

- 1a. 2017-004721CUA (D. WEISSGLASS: (415) 575-9177)
452 OAK STREET – north side of Oak Street between Buchanan and Laguna Streets; Lot 011 in Assessor’s Block 0830 (District 5) Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 207 and 209.4, to allow the subdivision of a through lot with

frontages on Oak Street and Hickory Street causing the existing structure on the newly-created lot fronting on Oak Street to exceed the dwelling unit density limits within a RTO (Residential Transit Oriented) 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\(h\)](#).

Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to October 26, 2017)

SPEAKERS: None
 ACTION: Continued to October 26, 2017
 AYES: Hillis, Richards, Fong, Koppel, Melgar,
 ABSENT: Johnson, Moore

- 1b. 2017-004721VAR (D. WEISSGLASS: (415) 575-9177)
452 OAK STREET - north side of Oak Street between Buchanan and Laguna Streets; Lot 011 in Assessor's Block 0830 (District 5) - Request for **Variance**, pursuant to Planning Code Sections 134 and 140, to allow a subdivision of a through lot with frontages on Oak Street and Hickory Street causing the existing structure on the newly-created lot fronting on Oak Street to lose compliance with rear yard requirements exposure requirements for 6 of the building's 12 units. The subject property is within a RTO (Residential Transit Oriented) Zoning District and 40-X Height and Bulk District.
(Proposed for Continuance to October 26, 2017)

SPEAKERS: None
 ACTION: ZA Continued to October 26, 2017

2. 2015-018150CUA (M. CHRISTENSEN: (415) 575-8742)
1 ARDATH COURT - east side of Ingalls Street, north of Hudson Court, Lot 008 of Assessor's Block 4712 (District 10) - Request for a modification to a **Planned Unit Development-Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 304, with specific modifications to Planning Code requirements related to rear yard (Planning Code Section 134), to construct a new 5,659 square foot recreation center for residents of the Northridge Cooperative Homes. 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 August 24, 2017)
(Proposed for Continuance to November 2, 2017)

SPEAKERS: None
 ACTION: Continued to November 2, 2017
 AYES: Hillis, Richards, Fong, Koppel, Melgar,
 ABSENT: Johnson, Moore

3. 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 425-square foot vertical addition above the existing two-story dwelling, a roof deck above the

proposed new 3rd floor as well as front and rear roof decks above the 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\(h\)](#).

Preliminary Recommendation: Pending

(Proposed for Continuance to December 7, 2017)

SPEAKERS: None
 ACTION: Continued to December 7, 2017
 AYES: Hillis, Richards, Fong, Koppel, Melgar,
 ABSENT: Johnson, Moore

4. 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**, pursuant to Planning Code Sections 303 and 718 to allow the establishment of a Liquor Store (dba "Verve Wine") in a ground floor retail space in a 2-story commercial building in the Upper Fillmore Neighborhood Commercial 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: Pending

(Proposed for Continuance to December 7, 2017)

SPEAKERS: None
 ACTION: Continued to December 7, 2017
 AYES: Hillis, Richards, Fong, Koppel, Melgar,
 ABSENT: Johnson, Moore

5. 2015-005788CUA (D. WEISSGLASS: (415) 575-9177)
372 7TH AVENUE - east side of 7th Avenue, between Clement Street and Geary Boulevard; Lot 023 in Assessor's Block 1438 (District 1) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 712 to legalize a Massage Establishment use that is operating as accessory to an existing Medical Service use (dba "Tian Yun Clinic") at the ground floor of a 3-story mixed-use building in a NC-3 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) of the San Francisco Administrative Code.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of March 10, 2016)

(Proposed for Indefinite Continuance)

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

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. [2016-006393CUA](#) (E. JARDINES: (415) 575-9144)
175 BAYSHORE BOULEVARD - east side of Bayshore Boulevard between Jerrold and Oakdale Avenues, Lot 008 in Assessor's Block 5559 (District 10) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.65 and 303 to demolish an existing one-story plumbing supply storage building and storage shed structure as well as to construct a new one-story automotive repair building (DBA Alioto's Garage) within a PDR-2 (Core Production, Distribution, and Repair) District, the Bayshore Home Improvement Special Use District and 65-J 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

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar,
 ABSENT: Moore
 MOTION: 20028

C. COMMISSION MATTERS

7. Consideration of Adoption:

- [Draft Minutes of October 5, 2017 – Joint Hearing](#)

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

- [Draft Minutes for October 5, 2017 – Regular Hearing](#)

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

8. 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.

None

D. DEPARTMENT MATTERS

9. Director's Announcements

Director Rahaim:

Good afternoon Commissioners, just one announcement, I thought I'd call to your attention, there was an article in today's, I think in the Chronicle about the MTA's annual survey of commuting preferences, travel preferences in the City. I think what is interesting is, that it shows, that I believe we're making slow but steady progress in that half -- more than half of travel is now on non-private automobiles, which is a significant increase from where we were just a few years ago, and that is with all the growth in the City right now, both the job and residential growth. I think that the work we're all doing, that you're doing, that we are doing in bicycles, and we are doing on alternative forms of transportations is really helping move the needle to a place where we can actually -- ultimately reduce the amount of vehicles on the road. I think that is really good progress. I wanted to call that to your attention, happy to get the actual report on that.

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

LAND USE COMMITTEE:

- **170930 General Plan - Pier 70 Mixed-Use District Project. Sponsor: Commission. Staff: Sucre. Item 1**
- **170864 Planning Code, Zoning Map - Pier 70 Special Use District. Sponsors: Mayor; Cohen. Staff: Sucre. Item 2**
- **170987 Public Trust Exchange Agreement - California State Lands Commission - Pier 70 Project. Sponsors: Mayor; Cohen. Staff: Not Staffed. Item 3**

First on the Land Use agenda was the Pier 70 Mixed-Use Project, which include a General Plan Amendment, Zoning Map Amendment, Planning Code Text Amendment, and Development Agreement. This Commission heard these items on August 24, 2017 and recommended to approval with modifications. The modification was a recommendation that the BOS establish a reasonable threshold for office development.

Subsequently, on Oct 16th, Supervisor Cohen introduced amendments to the original Ordinances to establish a cap for the amount of office development, which could be approved at Pier 70.

At the hearing, most of the public comment was positive. The Land Use Committee members asked questions regarding interim uses, the D4D, the completeness of applications, major modifications, the Discretionary Review process, and review of Historic Buildings.

Given the amendments to the original Ordinances, the BOS Land Use Committee continued the item to the hearing on October 23rd.

- **170941 Planning Code, Zoning Map - Transit Center Special Sign District.** Sponsor: Kim. Staff: D. Sanchez.

Next on the Land Use agenda was the Transit Center District Plan Area Special Sign District. This ordinance seeks to establish new sign controls in the Transbay Transit District. The new sign controls aim to moderate the size height and illumination of new signs in the area, given the coming influx of residential and open space uses.

On September 14 you heard this Ordinance and voted unanimously to recommend the Ordinance with a minor, clarifying modification. The modification sought to clarify the terms “park” and “planned park” to ease implementation.

On October 16 the Ordinance was before the Land Use Committee. By call of the Chair, the Committee moved to continue the item in order to add more clarifying amendment to the ordinance.

FULL BOARD:

- **170834 Planning Code - Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements.** Sponsors: Breed; Kim, Peskin, Safai and Tang. Staff: Rodgers, Bintliff.

At the Full Board this week, the board again made minor revisions to the provisions of the off-site inclusionary housing program; therefore the item had to have its first read again, which passed unanimously.

- **170418 Planning Code - Commercial Uses in Polk Street and Pacific Avenue Neighborhood Commercial Districts; Technical and Other Amendments.** Sponsor: Peskin. Staff: D. Sanchez.

Supervisor Peskin’s Polk and Pacific Avenue NCD Ordinance was also amended to add a grandfather provision for projects that have received all of their approvals prior to December 31, 2017. With that amendment it passed its first read.

- **170782 Planning Code, Zoning Map - Rezoning 1990 Folsom Street.** Sponsor: Ronen. Staff: Alexander. Passed First Read

INTRODUCTIONS:

- **No new introductions.**

BOARD OF APPEALS:

The Board of Appeals did meet last night and considered two items that might be of interest, 68 Richardson Avenue where you took DR earlier this year, and required the removal of the roof deck and an additional notch at the second and third floors. The project sponsor appealed this project the Board of Appeals and the Board of Appeals restored the roof deck and corner infill, but imposed conditions prohibiting hot tubs and fire pits on the roof deck. Also, they considered 2226 Green Street, where you took DR, and approved revised plan provided by project sponsor that reduced the size of roof deck. The neighbors appealed this to the Board of Appeals and the Board upheld your decision.

HISTORIC PRESERVATION COMMISSION:

Good Afternoon, Tim Frye, Department staff, here to share with you one item from yesterday’s Historic Preservation Commission hearing, as you see on the overhead, three

public schools were designated pursuant to Article 10 of the Planning Code: Theodore Roosevelt Middle School, Washington High School, and the former Sunshine School. George Washington and Theodore Roosevelt are both significant as work of Master Architect Timothy Pflueger, from the New Deal Era, and contain significant murals and art works, on both the interior and the exterior of those properties. Sunshine School is significant as when it was constructed in 1935, it was the first public school for disabled children west of the Rockies. All three of these items will be heard at the Historic Preservation Commission one more time. We will go to the School Board at the end of this month, and then they will move on to the full Board for consideration. That concludes my comments, unless you have any questions.

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: Ace – Continuance of 555 Fulton
 Georgia Schuttish – Entitlement for sale
 Patricia Vaughey – Architecture
 Laura Clark – Housing legislation
 Kathy Lipscum – Tenancy disclosure to prevent evictions
 Russell Maurine – MCD's scheduling
 Peter Papadapolous – Land use one size fits all not working

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.

11. [2017-010365PCA](#) (A. STARR (415) 558-6362)
CANNABIS REGULATION [BOARD FILE NO. 171041] - **Planning Code Amendment** introduced by Mayor Lee to [1] establish a local regulatory framework for the cultivation, sale, and use of adult use cannabis consistent with 2016's Proposition 64 (The Adult Use of Marijuana Act), and [2] update regulations relating to Medical Cannabis Dispensaries (MCDs) including regulations on allowed locations and conversions; and 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 a finding of public necessity, convenience, and welfare pursuant to Planning Code Section 302.
Preliminary Recommendation: Approve

SPEAKERS: = Aaron Starr – Staff Report
 = Supervisor Sheehy – Proposed amendments
 = Patricia Vaughey – At risk youth testing, continuance

- + Bobby Bruno – Clustering, consumption
- = Annie – Electrical equipment for indoor growth
- Richard Lau – Opposed to marijuana in SF
- = Jeremy Segel – Controls
- = Shama Labata – Request for continuance
- = Dimitri SchloInickoff – Complexity of current regulations
- = Gregory Ledbetter – Continuance
- + Johnny Dopling – Adopt, excessive clustering
- = Denise Dory – Free cannabis, continuance
- = Speaker
- + Frank Melanaro – Medicinal benefits
- = Karen Winseheim – On-site consumption
- Marlene Tran – Student safety, buffer zone reduction
- = Peter Papadapolous – Continuance
- = Ken Ortiz – Reduction of buffer zones retail locations
- + Phil Lesser – Safe and responsible
- + Joe Rockway – On-site consumption, setbacks
- Speaker – Kids, safety
- Speaker – Protect our children and seniors
- Speaker - No MCD
- Speaker – Opposed cannabis stores
- Speaker – Opposed cannabis stores
- Speaker – Opposed cannabis stores
- Speaker – Opposed cannabis stores
- Speaker – Opposed cannabis stores
- Speaker – Did not include community voice
- Speaker – Insist no cannabis next to children
- Speaker – Opposed to cannabis in the community
- Speaker – Opposed
- Speaker – 100% - Opposed
- Speaker – Opposed
- Speaker – Opposed to recreational cannabis
- Speaker – Opposed
- Speaker – No MCD
- Speaker – 5 Leland
- Speaker – Without the community input
- Speaker – Opposed to recreation marijuana
- Speaker – Opposed to recreation marijuana
- Speaker – Opposed to recreation marijuana
- Speaker – Opposed to recreation marijuana
- Speaker – Opposed to recreation marijuana
- Speaker – Opposed to recreation marijuana
- Speaker – We are here as a local
- Speaker – Resident groups to oppose
- Speaker – Opposed
- Speaker – Opposed
- Speaker – Next generation youth will pay the consequences

- Speaker – Opposed cannabis store near children and youth and senior centers
- Speaker – Opposed to cannabis in my neighborhood
- Speaker – Opposed
- Sally – Everyone’s opinion should be heard, feel disrespected
- Speaker – Democratic society, you should listen to the majority voices
- Speaker – Opposed to marijuana stores
- Speaker – Opposed to cannabis near children
- Speaker – Opposed to cannabis
- Speaker – Opposed to cannabis
- Speaker – Opposed to cannabis throughout SF
- Speaker – No cannabis in Chinatown
- Speaker – No cannabis in Chinatown
- Speaker – No cannabis in Chinatown
- Speaker – No cannabis in Chinatown
- Speaker – Majority of Sunset residents are opposed to cannabis
- + Alex Lansberg – Reject anti-cannabis hysteria
- + David Elliott- Lewis – On-the-street drug sales
- Speaker – Opposed
- Sandra Chan – Opposed to recreational cannabis
- Wilson Chiu – The voice of the neighborhood should prevail, 1,00 feet buffer zone
- = Terrance Allen – Taskforce outreach
- + Nancy Do – Support, and suggestions
- + Jennifer Garcia – Employment opportunities
- Ellen – 1,500 fee from schools
- = Matt Cumin – Parent involvement
- + Joshua Dennis – Desire to open cannabis club within 600 feet of a school
- = Nicole Elliott – Response to questions

ACTION: Approved with Staff Recommendations/Amendments and the following:
 1. 1,000 foot buffer zone, +4-2 (Koppel and Hillis against);
 2. Orbit opinion, +5-1 (Hillis against); and
 3. NC-1 Districts in Supervisorial District 4, +5 -1 (Hillis against)

AYES: Richards, Fong, Johnson, Koppel, Melgar,

NAYES: Hillis

ABSENT: Moore

RESOLUTION: 20029

12. [2015-000988PCA-03](#) (P. PETERSON: (415) 575-9163)
MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT AND THE 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT - pursuant to Planning Code Section 302, the Planning Commission will consider **Planning Code Amendments** to revise the controls in the Mission Street Neighborhood Commercial Transit District (Mission NCT) to remove Administrative Services as permitted use, to limit the merging of lots, and to allow certain Production, Distribution, and Repair uses, and to revise the controls in the 24th Street – Mission Neighborhood Commercial Transit District to allow certain Production,

Distribution, and Repair uses. Planning Code sections proposed for amendment include Sections 754, 763, and 121.7.

Preliminary Recommendation: Approve with Modifications
(Continued from Regular Meeting of September 14, 2017)

SPEAKERS: = Peter Peterson – Staff Report
= Claudia Flores – Staff Report
= Corey Smith – Concerns
+ Carlos Bolcanegra – Mission Street MCT
+ Sura Ciudad – Support
= Peter Papadapolous
= Rick Hall – Affordable housing
= Jason McArthur – Lot merger

ACTION: Approved with Staff Modifications
AYES: Richards, Fong, Koppel, Melgar
ABSENT: Hillis, Johnson, Moore
RESOLUTION: 20030

13. [2016-012474MAP](#) (E. JARDINES: 415-575-9144)
118-134 KISSLING STREET - located on the north side of Kissling Street between 11th and 12th Streets, Assessor's Block 3516, Lots 039, 040, 041, and 042 - Request to Initiate a **Zoning Map Amendment**, pursuant to Planning Code Sections 302 and 306, to amend San Francisco Zoning Map Sheet No.ZN07 to rezone Block No. 3516 and Lots Nos. 039 (118-120 Kissling Street), 040 (124 Kissling Street), 041 (130 Kissling Street), and 042 (134 Kissling Street) from RED (Residential Enclave) to RED-MX (Residential Enclave-Mixed). The subject property is currently located within the RED (Residential Enclave) Zoning District, Western SoMa Special Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Esmeralda Jardines – Staff Report
+ Mark Loper – Project presentation

ACTION: Approved with Conditions
AYES: Richards, Fong, Johnson, Koppel, Melgar
ABSENT: Hillis, Moore
RESOLUTION: 20031

14. (D. SOKOLOVE: (415) 575-9046)
2017 TRANSPORTATION SECTOR CLIMATE ACTION STRATEGY – **Informational Presentation** providing an overview of the 2017 Transportation Sector Climate Action Strategy, which has been authored by the SFMTA and its city partners, including the Planning Department. The Strategy provides the framework for the reduction of emissions and transformation of the transportation sector necessary to realize San Francisco's mid-century climate goals. The Strategy is scheduled for presentation and action at the SFMTA Board of Directors in December 2017.
Preliminary Recommendation: None - Informational

SPEAKERS: = Tim Doherty, SFMTA - Presentation
ACTION: None – Informational

15. [2017-006854OTH](#) (W. WIETGREFE: (415) 575-9050)
TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN – request for **Endorsement**, the TDM plan is a work program comprised of strategies to support sustainable travel options for existing and future residents, tenants, employees and visitors. Four San Francisco agencies will implement this TDM work program. Planning’s lead responsibilities primarily address land use development, which includes implementing the recently adopted Planning Code section 169: TDM Ordinance.
Preliminary Recommendation: Adopt a Resolution Endorsing the Plan
- SPEAKERS: = Wade Wietgreffe – Staff Report
 + John Know-White, SFMTA – Presentation
 = David Elliott-Lewis – Other considerations
 = Patricia Vaughey – Good beginning, more outreach
- ACTION: Adopted a Resolution Endorsing the Plan with Staff Amendments
 AYES: Richards, Fong, Johnson, Koppel
 ABSENT: Hillis, Melgar, Moore
 RESOLUTION: 20032
16. [2014-002541ENV](#) (M. LI: (415) 575-9107)
INDIA BASIN MIXED-USE PROJECT (700 INNES AVENUE, 900 INNES AVENUE, INDIA BASIN OPEN SPACE, AND INDIA BASIN SHORELINE PARK) - located on the east side of Innes Avenue between Hunters Point Boulevard and Earl Street, Assessor's Blocks/Lots 4644/001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009, 010, 010A, 010B, 010C, 011; 4631/001, 002; 4620/001, 002; 4607/024, 025; 4596/026; 4597/026; 4606/026, 100; 4621/016, 018, 021, 100, 101; 4630/002, 005, 007, 100; 4645/001, 003A, 004, 006, 007, 007A, 010, 010A, 011, 012, 013; 4629A/010, 011; 4646/001-003, 003A, 019, 020; 4629A/003-006, 012, 013; 4622/007, 008, 012, 013, 016-019; 4605/010-019; and 4645/014, 015 - Public Hearing on the **Draft Environmental Impact Report**. Through a public-private partnership between the San Francisco Recreation and Park Department and the privately owned real estate development company BUILD, the proposed project would redevelop approximately 39 acres located along the India Basin shoreline into an integrated network of new public parks, wetlands habitat, and a mixed-use urban village. The mixed-use urban village would include two options: (1) a residentially-oriented project with approximately 1,240 dwelling units, 275,330 square feet of commercial space, 50,000 square feet of institutional space, and 1,800 parking spaces; or (2) a commercially-oriented project with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces. The project site is located within M-1 (Light Industrial), M-2 (Heavy Industrial), NC-2 (Small-Scale Neighborhood Commercial), and P (Public Use) Zoning Districts and 40-X and OS (Open Space) Height and Bulk Districts.
NOTE: Written comments will be accepted at the Planning Department until 5:00 p.m. on October 30, 2017.
Preliminary Recommendation: Review and Comment
- SPEAKERS: = Michael Li – Staff Report
 = Sheridan – Cantonese fishing community, non-inclusive
 = Jeremy Paul – Archimedes Banya
 = Ouki Kwan – Archimedes Banya
 = Dawn – Include our building

- = Michael Browksi – Include the Banya in the
- = Speaker – Include the Banya in the
- = Jesus Flores – Include the Banya in the
- = Vladimir – Unique locations
- + Phillip Vitali – Support for the project
- = Chris Chrilevene – Impacts on the surrounding area
- = David Grossplat – EIR does not include the Banya
- = James Fahey – Figure 3.21
- = Jenninson – Wildlife, topographically contoured
- = Roxanne – Loss of cultural influence

ACTION: Received Public Comment

17. [2015-005848ENV](#) (D. LEWIS: (415) 575-9168)

1629 MARKET STREET MIXED-USE PROJECT - south side of Market Street between Brady and 12th Streets; Lots 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 034, and 035 in Assessor's Block 3505 – **Certification of the Final Environmental Impact Report.**

The project would demolish the existing UA Local 38 building at 1621 Market Street and the majority of the Lesser Brothers Building at 1629-1645 Market Street; rehabilitate the Civic Center Hotel at 1601 Market Street, and remove the existing on-site surface parking lots. The proposed project would construct five buildings including: a four-story, 58-foot-tall UA Local 38 building; a 10-story, 85-foot-tall addition to the Lesser Brothers Building; a 10-story, 85-foot-tall mixed-use residential building with ground-floor retail; a nine-story, 85-foot-tall mixed-use residential building with ground-floor retail; and a six-story, 68-foot-tall affordable housing building on Colton Street. The five-story, 55-foot-tall Civic Center Hotel would be rehabilitated to contain residential units and ground-floor retail. Up to 316 parking spaces would be provided in a two-level below-grade garage accessed from Stevenson and Brady Streets. The project would create a publicly-accessible open space at the northeast corner of Brady and Colton Streets as well as a publicly-accessible mid-block passage from the open space to Market Street. Overall, the project would include approximately 455,900 square feet of residential use containing 484 units, an additional 100 affordable units in the Colton Street Affordable Housing Building, 33,500 square feet of open space, 32,100 square feet of union facility use, and 13,000 square feet of ground-floor retail/restaurant use. The project site is located in a NCT-3 (Moderate Scale Neighborhood Commercial Transit District) and P (Public) Zoning Districts and OS (Open Space), 40-X, and 85-X Height and Bulk Districts.

NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on June 26, 2017. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify

- SPEAKERS:
- = Linda Ajello-Hoagland – Staff Report
 - = Don Lewis – Staff Report
 - + Anne Taupia – Development agreement
 - + Michael Cohen – Project presentation
 - + David Elliott-Lewis – Outstanding project
 - = Kevin Bourne – Open space on parkland
 - + Jim Haas – Support, open space
 - Andrew Coller – Bike lane
 - + Jeff Franklin – Support

+ Dell Gillman – Integrated community
 = Speaker – Amount of low-income housing, SRO Act
 ACTION: Certified
 AYES: Richards, Fong, Johnson, Koppel
 ABSENT: Hillis, Melgar, Moore
 MOTION: 20033

- 18a. [2015-005848ENV](#) (L. AJELLO HOAGLAND: (415) 575-6823; R. SUCRE: (415) 575-9108)
1601-1645 MARKET STREET (AKA 1629 MARKET STREET MIXED-USE PROJECT) - located on the south side of Market Street between 12th and Brady Streets; Assessor's Block 3505 Lots 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 034 and 035 (District 6) - Request for **Adoption of Findings and a Statement of Overriding Considerations** under the California Environmental Quality Act (CEQA) for the 1629 Market Street Mixed-Use Project. The 1629 Market Street Mixed-Use Project would demolish the existing UA Local 38 building, demolish the majority of the Lesser Brothers Building, rehabilitate the Civic Center Hotel and construct five new buildings, including a 10-story addition to the Lesser Brothers Building, a new four-story union hall, a new 10-story residential building, a new nine-story residential building, and the six-story Colton Street Affordable Housing building. Overall, the Project would include construction of 455,900 square feet of residential use that would contain up to 484 residential units and up to 100 affordable units, for a total of up to 584 units. In addition, the Project would include 32,100 square feet of union facility use, 13,000 square feet of ground-floor retail/restaurant use, and 33,500 square feet of publicly-accessible and residential open space. As part of the Project, the Project Sponsor would develop a new privately-owned publicly-accessible open space at the northeast corner of Brady and Colton Streets. The project site is currently located within a NCT-3 (Neighborhood Commercial Transit, Moderate Scale) and P (Public) Zoning Districts, and OS (Open Space), 40-X and 85-X Height and Bulk Districts.
Preliminary Recommendation: Adopt Findings and Statement of Overriding Considerations under the California Environmental Quality Act.

SPEAKERS: Same as Item 18a.
 ACTION: Adopted
 AYES: Richards, Fong, Johnson, Koppel
 ABSENT: Hillis, Melgar, Moore
 MOTION: 20034

- 18b. [2015-005848GPA](#) (L. AJELLO HOAGLAND: (415) 575-6823; R. SUCRE: (415) 575-9108)
1629 MARKET STREET MIXED-USE PROJECT - Request to Adopt a Recommendation of Approval of the **General Plan Amendments** for the Ordinance introduced by the Planning Commission to amend Map No. 1, Map No. 3 and Policy 7.2.5 of the Market & Octavia Area Plan for the 1629 Market Street Mixed-Use Project & Special Use District. On September 14, 2017, the Planning Commission recommended initiation of the aforementioned General Plan Amendments, per Planning Commission Resolution No. 19994. On October 19, 2017, the Planning Commission will consider the aforementioned General Plan Amendments pursuant to Planning Code Section 340. The proposed amendments will be before the Planning Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors, and adopt findings, including environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Preliminary Recommendation: Adopt a Resolution Recommending Approval

SPEAKERS: Same as Item 18a.
 ACTION: Approved
 AYES: Richards, Fong, Johnson, Koppel
 ABSENT: Hillis, Melgar, Moore
 RESOLUTION: 20035

- 18c. [2015-005848PCAMAP](#) (L. AJELLO HOAGLAND: (415) 575-6823; R. SUCRE: (415) 575-9108) 1629 MARKET STREET MIXED-USE PROJECT [BOARD FILE NO. 170938] - **Planning Code and Zoning Map Amendments** introduced by Mayor Edwin Lee and Supervisor Jane Kim to: establish the 1629 Market Street Special Use District (SUD); amend Zoning Use District Map No. ZN07 to realign the zoning districts to the parcel configuration of the Project amend Height and Bulk District No. HT07 to realign the height and bulk districts to the parcel configuration of the Project and increase the height and bulk district of Block 3505 Lots 027 and 028 from 40-X to 68-X; and, amend Special Use District Map No. SU07. These amendments would support the 1629 Market Street Mixed-Use Project. In short, the 1629 Market Street SUD would modify the Planning Code requirements for useable open space and bulk controls along narrow streets and alleys. The proposed amendments will be before the Planning Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

Preliminary Recommendation: Approve

SPEAKERS: Same as Item 18a.
 ACTION: Approved
 AYES: Richards, Fong, Johnson, Koppel
 ABSENT: Hillis, Melgar, Moore
 RESOLUTION: 20036

- 18d. [2015-005848DVA](#) (L. AJELLO HOAGLAND: (415) 575-6823; R. SUCRE: (415) 575-9108) 1629 MARKET STREET MIXED-USE PROJECT - located on the south side of Market Street between 12th and Brady Streets; Assessor's Block 3505 Lots 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 034 and 035 (District 6) - Request to Adopt a Recommendation of Approval of a **Development Agreement** between the City and County of San Francisco and "Strada Brady, LLC" in association with the 1629 Market Street Mixed-Use Project. The proposed Development Agreement will address open space and affordable housing. The 1629 Market Street Mixed-Use Project would demolish the existing UA Local 38 building, demolish the majority of the Lesser Brothers Building, rehabilitate the Civic Center Hotel and construct five new buildings, including a 10-story addition to the Lesser Brothers Building, a new four-story union hall, a new 10-story residential building, a new nine-story residential building, and the six-story Colton Street Affordable Housing building. Overall, the Project would include construction of 455,900 square feet of residential use that would contain up to 484 residential units and up to 100 affordable units, for a total of up to 584 units. In addition, the Project would include 32,100 square feet of union facility use, 13,000 square feet of ground-floor retail/restaurant use, and 33,500 square feet of publicly-accessible and residential open space. As part of the Project, the Project Sponsor would develop a new privately-owned publicly-accessible open space at the northeast corner of Brady and Colton Streets. Pursuant to San Francisco Administrative Code Section 56.4(c), the Director of Planning has received and accepted a

complete application for the amendment of the above-mentioned development agreement which is available for review by the public at the Planning Department in Planning Department Case File No. 2015-005848DVA.

Preliminary Recommendation: Recommend Approval to Board of Supervisors

SPEAKERS: Same as Item 18a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Richards, Fong, Johnson, Koppel
 ABSENT: Hillis, Melgar, Moore
 RESOLUTION: 20037

- 18e. [2015-005848CUA](#) (L. AJELLO HOAGLAND: (415) 575-6823)
1629 MARKET STREET MIXED-USE PROJECT - located on the south side of Market Street between 12th and Brady Streets; Assessor's Block 3505 Lots 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 034 and 035 (District 6) - Request for **Conditional Use Authorization and Planned Unit Development (PUD)**, pursuant to Planning Code Section 121.1, 121.2, 207.6, 303, 304 and 752, for: 1) development on a lot larger than 10,000 square feet; 2) modification of the dwelling unit mix requirement; and, 3) establishment of a non-residential use larger than 4,000 square feet in the NCT-3 Zoning District, for the 1629 Market Street Mixed-Use Project. The 1629 Market Street Mixed-Use Project would demolish the existing UA Local 38 building, demolish the majority of the Lesser Brothers Building, rehabilitate the Civic Center Hotel and construct five new buildings, including a 10-story addition to the Lesser Brothers Building, a new four-story union hall, a new 10-story residential building, a new nine-story residential building, and the six-story Colton Street Affordable Housing building. Overall, the Project would include construction of 455,900 square feet of residential use that would contain up to 484 residential units and up to 100 affordable units, for a total of up to 584 units. In addition, the Project would include 32,100 square feet of union facility use, 13,000 square feet of ground-floor retail/restaurant use, and 33,500 square feet of publicly-accessible and residential open space. As part of the Project, the Project Sponsor would develop a new privately-owned publicly-accessible open space at the northeast corner of Brady and Colton Streets. Under the PUD, the Commission must also grant modifications from the Planning Code requirements for: 1) rear yard (Planning Code Section 134); 2) permitted obstructions (Planning Code Section 136); 3) dwelling unit exposure (Planning Code Section 140); 4) street frontage (Planning Code Section 145.1); 5) off-street loading (Planning Code Section 152); and, 6) measurement of height (Planning Code Section 260). The project site is currently located within a NCT-3 (Neighborhood Commercial Transit, Moderate Scale) and P (Public) Zoning Districts, and OS (Open Space), 40-X and 85-X Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 18a.
 ACTION: Approved with Conditions
 AYES: Richards, Fong, Johnson, Koppel
 ABSENT: Hillis, Melgar, Moore
 MOTION: 20038

- 19a. [2013.0975SHD](#) (R. SUCRÉ: (415) 575-9108)
888 TENNESSEE STREET - located on the northwest corner of Tennessee & 20th Streets, Lot 001 in Assessor's Block 4060 (District 10) - Request for **Adoption of Findings**, pursuant to

Planning Code Section 295, regarding the shadow study that concluded the new construction of a four-story, 45-ft tall, mixed-use building with up to 110 dwelling units would not be adverse to the use of Espirit Park, which is under the jurisdiction of the San Francisco Recreation and Park Commission. The subject property is located within the Dogpatch Landmark District, UMU (Urban Mixed-Use Zoning District) and a 45-X Height and Bulk District.

Preliminary Recommendation: Adopt Findings

(Continued from Regular Meeting of September 7, 2017)

SPEAKERS: = Natalia Kwiatkowska – Staff report
+ Peter Hakimen – Project presentation
Speaker – Project presentation
Speaker – Project presentation

ACTION: Adopted

AYES: Hillis, Richards, Fong, Koppel

ABSENT: Johnson, Melgar, Moore

MOTION: 20039

- 19b. [2013.0975ENX](#) (R. SUCRE: (415) 575-9108)
888 TENNESSEE STREET - located on the northwest corner of Tennessee & 20th Streets, Lot 001 in Assessor's Block 4060 (District 10) - Request for a **Large Project Authorization (LPA)**, pursuant to Planning Code Section 329, to demolish the existing two-story industrial building and construct a new four-story (45-feet tall) mixed-use building (measuring approximately 88,100 sq ft) with 110 dwelling units, 5,472 square feet of ground floor commercial use, 83 off-street parking spaces, and public and private open space. Under the LPA, the project is requesting exceptions to the Planning Code requirements for rear yard (Planning Code Section 134), permitted obstructions (Planning Code Section 136), dwelling unit exposure (Planning Code Section 140), street frontage (Planning Code Section 145.1), off-street loading (Planning Code Section 152.1), and measurement of height (Planning Code Section 260). The project site is located within the Dogpatch Landmark District, UMU (Urban Mixed-Use) Zoning District and 45-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 September 7, 2017)

SPEAKERS: Same as Item 19a.
ACTION: Approved with Conditions
AYES: Hillis, Richards, Fong, Koppel
ABSENT: Johnson, Melgar, Moore
MOTION: 20040

- 20a. [2017-005881PCA](#) (C. ASBAGH: (415) 575-9165)
FORMULA RETAIL GROCERY STORE IN FULTON STREET GROCERY STORE SPECIAL USE DISTRICT; AMENDMENTS TO PLANNG CODE SECTION 249.35A [BOARD FILE 170514] - **Planning Code Amendment** to allow a grocery store that may be defined as a formula retail use in the Fulton Street Grocery Store Special Use District, and adding criteria for approval; extending the duration of the controls; and making environmental findings, findings of consistency with the General Plan and the eight priority policies of Planning Code, Section

101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve

(Continued from Regular Meeting of August 31, 2017)

SPEAKERS: None
 ACTION: Continued to January 11, 2018
 AYES: Hillis, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson, Moore

- 20b. [2017-005881CUA](#) (C. ASBAGH: (415) 575-9165)
555 FULTON STREET - southeast corner of Fulton and Laguna Street; Lot 058 in Assessor's Block 0794 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303(c), 303.1, 703.4, and 249.35A to establish a formula retail sales and services establishment (d.b.a. New Seasons Market) as would be permitted under Planning Code Amendments proposed under Board File No. 170514. The project is located within a RTO (Residential Transit Oriented) and Hayes Valley NCT (Neighborhood Commercial Transit) Zoning Districts and 40-X/50-X Height and Bulk District, and the Fulton Street Grocery Store Special Use District. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment. No CEQA review is required pursuant to San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of August 31, 2017)

SPEAKERS: None
 ACTION: Acting ZA Continued to January 11, 2018

21. [2017-006067CUA](#) (D. WEISSGLASS: (415) 575-9177)
711 VAN NESS AVENUE - northwest corner of Van Ness Avenue and Turk Street; Lot 203 in Assessor's Block 0743 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3, 303, and 303.1, to allow the establishment of a Formula Retail pharmacy store (dba "CVS Pharmacy") within a RC-4 Zoning District the Van Ness Special Use District and 130-V Height and Bulk District, as well as to allow a non-residential use size greater than 5,999 square feet. 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: = David Weisglass – Staff Report
 + Melinda Sarjupor – Project
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Fong, Koppel
 ABSENT: Johnson, Melgar, Moore
 MOTION: 20041

- 22a. [2016-003836CUA](#) (L. AJELLO: (415) 575-9142)
114 LYON STREET - east side of Lyon Street between Oak and Page Streets; Lot 020 in Assessor's Block 1220 (District 5) - Request for **Conditional Use Authorization**, pursuant to

Planning Code Sections 303 and 317 to legalize the merger of four dwelling units into two dwelling units. The proposed project would legalize the merger of four dwelling units into a 3,096 sq. ft. dwelling and a 341 sq. ft. studio unit behind the garage in a four-story residential building. The subject property is within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District. The Project is defined as not a project under the California Environmental Quality Act Guidelines ("CEQA") Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Preliminary Recommendation: Disapprove

SPEAKERS: = Laura Ajello – Staff Report
 + Tom Tunney – Project presentation
 + Margaret Maguwa – Project presentation
 + Pat Buskovitch – Project presentation

ACTION: After hearing and closing public comment; Continued to December 21, 2017 with direction

AYES: Hillis, Richards, Fong, Koppel

ABSENT: Johnson, Melgar, Moore

- 22b. [2016-0003836VAR](#) (L. AJELLO: (415) 575-9142)
114 LYON STREET - east side of Lyon Street between Oak and Page Streets; Lot 020 in Assessor's Block 1220 (District 5) - Request for **Variance**, pursuant to Planning Code Section 134(c), to legalize the construction of a deck and stair located the rear yard of the 4-story four-unit residential building. The subject property is within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as Item 22a.

ACTION: After hearing and closing public comment; ZA continued to December 21, 2017

23. [2014.1183CUA](#) (C. MAY: (415) 575-9087)
2444 LOMBARD STREET - north side of Lombard Street between Divisadero and Scott Streets and east side of Divisadero Street between Lombard and Chestnut Streets, Lot 014 in Assessor's Block 0936 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 303 and 304, to allow a Planned Unit Development (PUD) for the demolition of the existing one-story commercial building and the construction of a four-story mixed-use building with 41 dwelling units above approximately 2,500 square feet of ground floor retail space and 41 off-street parking spaces within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District. The PUD process would allow for modifications to the rear yard and dwelling unit exposure requirements of Planning Code Sections 134 and 140. 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: = Christopher May – Staff report
 + John Hyubell – Project presentation
 + Rihad Gennam – Design presentation
 = Carol Siegel – Design concerns

+ Patricia Vaughey – Block face design
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Fong, Koppel
 ABSENT: Johnson, Melgar, Moore
 MOTION: 20042

24. [2017-004801CUA](#) (N. TRAN: (415) 575-9174)
4046 26th STREET - north side of 26th Street, between Noe and Sanchez Streets; lot 012 in Assessor's Block 6553 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to merge two dwelling units within an existing two-story, two-family residential building into one ~1,900 square foot three-bedroom, two-bathroom dwelling unit. The project would merge a ~730 square foot one bedroom, one-bathroom dwelling unit at the first floor with an ~1,170 square foot, two-bedroom, one-bathroom dwelling unit at the second floor within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Disapprove

SPEAKERS: = Nancy Tran – Staff Report
 + Leigh Diamond – Project presentation
 ACTION: Disapproved
 AYES: Hillis, Richards, Fong, Koppel
 ABSENT: Johnson, Melgar, Moore
 MOTION: 20043

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.

25. [2016-011777DRP-02](#) (E. JARDINES: (415) 575-9144)
100 GATES STREET - between Eugenia and Powhattan Avenues, Lot 001 in Assessor's Block 5650 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2016.0805.4359, proposing a vertical addition, rear addition and interior remodel of a two-story single-family residence within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. The proposed work also includes interior alterations as well as exterior alterations: new façade, roof deck, window replacements and new siding; the building is located. 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

SPEAKERS: = Esmeralda Jardines – Staff Report
 - Roger Taesh – DR Requestor No. 1 Presentation
 - Mark Brecky – DR Requestor No. 1 Presentation
 - Eddy Pesados – DR Requestor No. 2 Presentation

- Brittany Pesados – Support for DR
- Peter Fairfield – Photography light
- Darcy Priea – Support for DR
- Antonio Cendora – Light matters
- Megan Maloney –
+ Project Architect – Project presentation
+ Project Sponsor – Project presentation
ACTION: Did Not Take DR, approved as proposed
AYES: Hillis, Richards, Fong, Koppel
ABSENT: Johnson, Melgar, Moore
DRA No: 0557

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 – 10:09 P.M.