

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
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TDD/TTY No. 554-5227

July 31, 2020

Ms. Carmen Chu
Assessor-Recorder, City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 190
San Francisco, CA 94102

Re: Board of Supervisors Motion No. M20-084

Dear Assessor-Recorder Chu:

On June 23, 2020, the Board of Supervisors held a public hearing of persons interested in or objecting to the certification of a Conditional Use Authorization for a proposed project located at 95 Nordhoff Street, issued by the Planning Department its Motion No. 20602 dated December 12, 2019, and adopted Motion No. M20-071 (Conditionally Disapproving a Conditional Use Authorization - 95 Nordhoff Street) and Motion No. M20-072 (Preparation of Findings Related to Conditional Use Authorization Appeal - 95 Nordhoff Street).

On July 7, 2020, the Board of Supervisors adopted Motion No. M20-084 (Adoption of Findings Related to Conditional Use Authorization - 95 Nordhoff Street).

Pursuant to Administrative Code, Section 34.3, the Clerk of the Board is forwarding the following documents to your attention:

- One certified copy of Motion No. M20-071 (File No. 200069)
- One certified copy of Motion No. M20-084 (File No. 200717)

If you have any questions or require additional information, please contact the Office of the Clerk of the Board at (415) 554-5184, or by e-mail: board.of.supervisors@sfgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Angela Calvillo".

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

- c. Douglas Legg, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder



City and County of San Francisco
Certified Copy

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

Motion

200717 [Adoption of Findings Related to Conditional Use Authorization - 95 Nordhoff Street]

Motion adopting findings in support of the Board of Supervisors' disapproval of Planning Commission Motion No. 20602, approving a Conditional Use Authorization, identified as Planning Case No. 2018-015554CUA, for a proposed project at 95 Nordhoff Street; and the Board's approval of a Conditional Use Authorization for the same Planning Case and property with different conditions; and adopting findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Clerk of the Board)

7/7/2020 Board of Supervisors - APPROVED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO


CLERK'S CERTIFICATE

I do hereby certify that the foregoing Motion is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

July 24, 2020

Date


Angela Calvillo
Clerk of the Board

1 [Adoption of Findings Related to Conditional Use Authorization - 95 Nordhoff Street]

2

3 **Motion adopting findings in support of the Board of Supervisors' disapproval of**
4 **Planning Commission Motion No. 20602, approving a Conditional Use Authorization,**
5 **identified as Planning Case No. 2018-015554CUA, for a proposed project at 95 Nordhoff**
6 **Street; and the Board's approval of a Conditional Use Authorization for the same**
7 **Planning Case and property with different conditions; and adopting findings of**
8 **consistency with the General Plan, and the eight priority policies of Planning Code,**
9 **Section 101.1.**

10

11 WHEREAS, The project ("Project") would involve the subdivision of an existing lot
12 currently containing a single-family dwelling unit into four new lots, two of which will be
13 substandard lots; and

14 WHEREAS, On December 12, 2019, the Planning Commission found that the Project
15 is consistent with the General Plan, and the eight priority policy findings of the Planning Code,
16 Section 101.1, for the reasons set forth in Planning Commission Resolution No. 20602, and
17 approved Conditional Use Authorization No. 2018-015554CUA, to allow the subdivision of the
18 existing lot into four new lots, including two substandard lots; and

19 WHEREAS, On January 10, 2020, Steven Ganz ("Appellant") filed a timely appeal
20 protesting the approval of the Conditional Use Authorization by the Planning Commission is in
21 the Clerk of the Board of Supervisors File No. 200067; and

22 WHEREAS, On June 23, 2020, this Board held a duly noticed public hearing to
23 consider the appeal, at which hearing the Appellant and the project sponsor indicated their
24 willingness to agree to additional conditions on the Project design, and declined the
25 opportunity to make presentations; and

1 WHEREAS, Following the conclusion of the public hearing on June 23, 2020, the
2 Board voted to conditionally disapprove the decision of the Planning Commission and to
3 approve the requested Conditional Use Authorization with different conditions, subject to
4 adoption of written findings by the Board, as reflected in Board of Supervisors Motion No. 20-
5 072; and

6 WHEREAS, In deciding the appeal, the Board considered the entire written record
7 before the Board; now, therefore, be it

8 MOVED, That the Board finds that with the conditions imposed by the Board at the
9 June 23, 2020, hearing, as memorialized in the document entitled "95 Nordhoff Street
10 Conditions," dated June 23, 2020, is in the Clerk of the Board of Supervisors File No. 200069,
11 the Project is necessary or desirable for, and compatible with, the neighborhood and the
12 community; and, be it

13 FURTHER MOVED, That conditions imposed by the Board of Supervisors in Motion
14 No. 20-071, as memorialized in the document entitled "95 Nordhoff Street Conditions," will
15 prevent adverse impacts of the authorized activities at the site by incorporating design
16 modifications to bring the Project more in keeping with the neighborhood; and

17 FURTHER MOVED, That these conditions are consistent with and supported by the
18 Planning Commission's findings of consistent with the General Plan, and Planning Code,
19 Section 101.1, and the Board hereby incorporate these findings and adopts them as its own.



City and County of San Francisco

Tails

Motion: M20-084

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

File Number: 200717

Date Passed: July 07, 2020

Motion adopting findings in support of the Board of Supervisors' disapproval of Planning Commission Motion No. 20602, approving a Conditional Use Authorization, identified as Planning Case No. 2018-015554CUA, for a proposed project at 95 Nordhoff Street; and the Board's approval of a Conditional Use Authorization for the same Planning Case and property with different conditions; and adopting findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

July 07, 2020 Board of Supervisors - APPROVED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 200717

I hereby certify that the foregoing Motion was APPROVED on 7/7/2020 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in blue ink, appearing to read "Angela Calvillo", written over a horizontal line.

Angela Calvillo
Clerk of the Board



City and County of San Francisco

Certified Copy

Motion

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

200069 [**Conditionally Disapproving Conditional Use Authorization - 95 Nordhoff Street**]

Motion conditionally disapproving the decision of the Planning Commission by its Motion No. 20602, approving a Conditional Use Authorization, identified as Planning Case No. 2018-015554CUA, for a proposed project at 95 Nordhoff Street; and conditionally approving a Conditional Use Authorization for the same Planning Case and property with different conditions, subject to the adoption of written findings by the Board in support of this determination. (Clerk of the Board)

2/11/2020 Board of Supervisors - CONTINUED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Rohen, Safai, Stefani, Walton and Yee

3/10/2020 Board of Supervisors - CONTINUED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

3/24/2020 Board of Supervisors - CONTINUED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

6/16/2020 Board of Supervisors - CONTINUED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

6/23/2020 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

6/23/2020 Board of Supervisors - APPROVED AS AMENDED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO


CLERK'S CERTIFICATE

I do hereby certify that the foregoing Motion is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

July 24, 2020

Date


Angela Calvillo
Clerk of the Board

1 [Conditionally Disapproving Conditional Use Authorization - 95 Nordhoff Street]

2
3 **Motion conditionally disapproving the decision of the Planning Commission by its**
4 **Motion No. 20602, approving a Conditional Use Authorization, identified as Planning**
5 **Case No. 2018-015554CUA, for a proposed project at 95 Nordhoff Street; and**
6 **conditionally approving a Conditional Use Authorization for the same Planning Case**
7 **and property with different conditions, subject to the adoption of written findings by**
8 **the Board in support of this determination.**

9
10 WHEREAS, The project (Project) includes the subdivision of an existing lot currently
11 containing a single-family dwelling unit into four new lots, two of which will be substandard
12 lots; the Project would individually develop two of the proposed four lots with a single-family
13 dwelling unit, for a total of three single-family dwelling units, and alter the existing single-family
14 dwelling unit; one lot will remain vacant; and

15 WHEREAS, The Planning Department analyzed the Project, in compliance with the
16 California Environmental Quality Act (California Public Resources Code, Sections 21000 et
17 seq.) (CEQA) and determined that the Project is exempt from further review under CEQA as a
18 Class 1 and Class 3 categorical exemption; and

19 WHEREAS, On December 12, 2019, the Planning Commission found that the Project
20 is consistent with the General Plan, and the eight priority policy findings of the Planning Code,
21 Section 101.1, for the reasons set forth in Planning Commission Resolution No. 20602, and
22 the Board hereby incorporates such reasons herein by reference; and

23 WHEREAS, This Board has reviewed and considered the conditional use
24 authorizations, the appeal letters, the other written records before the Board of Supervisors

1 including the response to the appeal by the Planning Department, and heard testimony and
2 received public comment regarding the conditional use authorizations; now, therefore, be it

3 MOVED, That the Planning Commission's approval on December 12, 2019, of a
4 Conditional Use Authorization identified as Planning Case No. 2018-015554CUA, by its
5 Motion No. 20602, for a subdivision of an existing lot currently containing a single-family
6 dwelling unit into four new lots, two of which will be substandard lots, within the RH-1
7 (Residential-House, One Family) Zoning District and the 40-X Height and Bulk District, for a
8 proposed project located at:

9 95 Nordhoff Street, Assessor's Parcel Block No. 6763, Lot No. 001, is hereby
10 disapproved; and, be it

11 FURTHER MOVED, That the Board hereby approves a Conditional Use Authorization
12 for the same property with all the conditions imposed by the Planning Commission and with
13 the additional conditions listed in the document entitled "95 Nordhoff Street Conditions," dated
14 June 23, 2020, a copy of which is on file with the Clerk of the Board of Supervisors in File No.
15 200069, and which is incorporated by reference herein; and, be it

16 FURTHER MOVED, That the disapproval of the Conditional Use Authorization and the
17 approval of the Conditional Use Authorization, with different conditions, are all subject to the
18 adoption of written findings of the Board in support of this determination.



City and County of San Francisco

Tails

Motion: M20-071

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

File Number: 200069

Date Passed: June 23, 2020

Motion conditionally disapproving the decision of the Planning Commission by its Motion No. 20602, approving a Conditional Use Authorization, identified as Planning Case No. 2018-015554CUA, for a proposed project at 95 Nordhoff Street, subject to the adoption of written findings by the Board in support of this determination.

February 11, 2020 Board of Supervisors - CONTINUED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

March 10, 2020 Board of Supervisors - CONTINUED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

March 24, 2020 Board of Supervisors - CONTINUED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

June 16, 2020 Board of Supervisors - CONTINUED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

June 23, 2020 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

June 23, 2020 Board of Supervisors - APPROVED AS AMENDED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 200069

I hereby certify that the foregoing Motion was APPROVED AS AMENDED on 6/23/2020 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board