

November 23, 2015

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San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102-4689

**Re: 22 Ord Court: Project Sponsor's Brief in Opposition to Conditional Use Appeal**

Hon. Supervisors:

On December 1, 2015, the Board of Supervisors will consider an appeal from the Planning Commission's conditional use approval for improvements at 22 Ord Court (the "Property"). Since the approved work constitutes part of a larger project that encompasses adjacent 24 Ord Court, we present here background relevant to both parcels. On behalf of the Property's owner, Kenneth Tam, we respectfully request that the Board deny the appeal and uphold the Planning Commission's determination.

The Property and 24 Ord are through lots fronting both Ord Court and States Street, and each lot currently is improved with one single-family home fronting Ord Court. The Planning Commission recently issued conditional use authorization by a 7-0 vote to expand the existing home at the front of the Property and to construct a new single-family home at the Property's rear, fronting States Street (the "Project"). The Commission also indicated its intention to deny conditional use approval for construction of a new single-family home at the rear of 24 Ord, fronting States Street.

By approving a conditional use at the Property and expressing its intent to deny such approval for 24 Ord, the Commission accepted a compromise proposed at the hearing by several neighbors. Since the Commission hearing, the appellant solicited signatures for this appeal by referencing the neighbors' compromise and indicating that the appeal (of 22 Ord) was intended to ensure conditional use authorization was denied at 24 Ord. The project team has withdrawn its conditional use and variance applications for 24 Ord and has committed to designing a code-compliant project, as requested by the appellant. As such, the stated purpose of the appeal has been satisfied, and the Planning Commission's action should be upheld.

**I. 22 Ord Project and 24 Ord Background**

The Project at 22 Ord would result in a total of two single-family homes, and a net gain of one home, on the Property. A rendering is provided in Exhibit A.

**A. 22 Ord (Front): Expansion of Existing Single-Family Home**

An existing single-family home at the front of 22 Ord is three stories at the street, dropping to two stories at its rear half. The Project proposes a one-story vertical addition to the home, a horizontal expansion on the third floor, and interior renovations. Two undersized bedrooms on the second floor will be relocated to the third floor and enlarged. The master bedroom will be relocated from the third story to the new fourth floor. The home's third floor will be set back several feet from its existing condition. The new fourth floor will be set back roughly 20 feet from the street and also will provide a side setback of 5 to 12 feet from its downslope neighbor. The proposed vertical addition will not block any property-line windows of its adjacent neighbors. No horizontal expansion to the rear of the home's existing footprint is proposed. The total floor area increase would be 824 gross square feet.

**B. 22 Ord (Rear): New Single-Family Home Fronting States Street**

The Project also features construction of a new single-family home at the rear of the 118-foot deep Property, fronting States Street. The building has four stories, but, due to the significant slope of the lot, only two stories are above grade at States Street. The proposed building is roughly 20 feet tall, steps up along with the slope of the street, and is set back six feet from States Street. The home includes four bedrooms, with two bedrooms on the first floor and a master bedroom and fourth bedroom on the first level below grade on States Street. A balcony is featured on the home's second floor, while a roof deck is set back from the front of the structure. A garden is provided to the home's rear. The new home would be 3,108 gross square feet, or 2,507 habitable square feet.

**C. 24 Ord Background**

Existing conditions at 24 Ord are similar to those at 22 Ord: The existing home occupies 49 feet of depth from Ord Court with the balance of the uphill lot vacant. As with the Project, Mr. Tam previously proposed a new single-family detached home at the rear of 24 Ord that, if it had been approved, would have resulted in a total of two dwelling units on that lot.

**II. The Planning Commission Compromise**

On September 24, 2015, the Planning Commission considered whether to grant conditional use authorization for the Project described above and for the proposal at 24 Ord. The Project requires conditional use authorization under interim zoning controls for the neighborhood adopted by the Board of Supervisors earlier this year (Resolution 76-15 (Mar. 10, 2015)). This approval is required because residential development increases the existing legal unit count and results in (1) an increase in total gross square footage on a parcel of 3,000 or more and by more than 100 percent; and (2) lot coverage in excess of 55 percent.

The Planning Commission hearing ended in a compromise that mirrored testimony offered by multiple neighbors: Approve the conditional use at 22 Ord, and express an intent to deny the conditional use for 24 Ord. The Commission expressed satisfaction with the Project at 22 Ord, but made clear it would not support a project with development at the rear of 24 Ord. The Planning Commission then appropriately found that the Project at 22 Ord satisfied all required findings for a conditional use and unanimously issued its approval. At the same time (the other half of the compromise), the Commission continued the conditional use hearing at 24 Ord and expressed its intent to disapprove any substantially similar project.

In addition to conditional use authorization, the Project at 22 Ord requires a rear-yard variance. At the Planning Commission hearing, the Zoning Administrator indicated he was inclined to grant the requested variance for the Property. Issuance of a variance would be appropriate, as the Project proposes structures that create a more orderly built environment on the irregularly-developed subject block, replacing a dead space accessible directly from States Street with a single-family home consistent with the height and scale of other homes along the same block.

### **III. Events Since the Planning Commission Hearing**

Following the Planning Commission hearing, in an effort to gather signatures sufficient to appeal the conditional use authorization, neighbors circulated a flier, enclosed here as Exhibit B. The flier acknowledged that the neighbors proposed a compromise to allow for two homes on 22 Ord “the developer’s way,” in exchange for “a code-complying project on 24 Ord Ct.” The flier continued: “The first part of our offer was accepted by the Planning Commission, while a final decision on the second part was continued to a future date. We are appealing the decision until a denial is confirmed on 24 Ord Ct.” In other words, signatures were gathered for the current appeal on the premise that development on 22 Ord could proceed *with* conditional use approval (“the developer’s way”), provided conditional use authorization was not issued for 24 Ord.

The project team has taken efforts to address the appellant’s concerns by withdrawing the pending conditional use and variance applications for 24 Ord. Exhibit C provides excerpts from the November 19, 2015 Planning Commission agenda confirming withdrawal of both applications (Items 2a and 2b). Mr. Tam has abandoned plans for developing a home fronting States Street at 24 Ord and plans instead to proceed with a residential project there that does not require conditional use authorization or any variances (a “code-complying project”). Under the interim zoning controls, the maximum square footage at 24 Ord will be approximately 3,870 gross square feet split between two units.

The project team’s recent actions respond to concerns raised by neighbors and respect the direction provided by the Planning Commission. Accordingly, there is no reason for the Board to overturn the part of the compromise that favors Mr. Tam.

#### **IV. History of Project Modifications**

This is especially true in light of the numerous and significant changes Mr. Tam has made over time to reduce the size and minimize the presence of the Project and improvements at 24 Ord, in response to input received from neighbors, the Planning Department, and the Planning Commission. These modifications include:

- The new home on the Property's rear was reduced from three to two floors above grade, to protect neighboring views and address concerns regarding compatibility with existing buildings.
- New architectural designs were completed for the new home to differentiate it from the home previously proposed for the rear of 24 Ord.
- The footprint of the new top floor of the existing home was reduced to protect further the privacy of occupants of 20 Ord / 231 States.
- Off-street parking spaces were reduced from two to one at the new building, to increase habitable living space.
- At 24 Ord, as stated above, a proposal to develop a new home at the rear was abandoned in response to Planning Commission and neighborhood input. Prior to the Commission hearing, a new setback from States Street was proposed to preserve two significant trees.

Despite the significant nature of these Project revisions—and the substantial concessions they represent—further modifications repeatedly have been requested over time. These requests have shifted from views (now addressed through the reduction in building height) to tree preservation (addressed before the Planning Commission hearing through a setback at the rear of 24 Ord) to minimization of development fronting States Street (now addressed through a withdrawal of conditional use and variance applications at 24 Ord) to further design alterations.

#### **V. Project Attributes and Consistency with the General Plan**

The Project advances a number of General Plan policies by:

- Developing housing suitable for families with children;
- Ensuring development is consistent with the existing character and density of the neighborhood;
- Creating additional residential uses in an area well-served by public transit; and

- Providing and maintaining landscaping that will improve the neighborhood environment.

Among others, the General Plan policies supported by the Project include:

**Housing Element Policy 4.1:**

Develop new housing, and encourage the remodeling of existing housing, for families with children.

The Project directly advances this policy by creating single-family homes, including both new and existing units, that are adequately sized for families with children. Families with children typically seek more bedrooms and larger shared living areas than smaller households. The Project responds to this demand by creating units of a size attractive to this demographic.

**Housing Element Objective 11:**

Support and respect the diverse and distinct character of San Francisco's neighborhoods.

The Project affirmatively supports this objective and its associated policies by featuring new construction that is consistent with the existing density and character of the neighborhood.

The Project's density of two dwelling units per parcel is consistent with the prevailing character of the neighborhood and is beneath that of a number of multi-family structures on the block, including 16 Ord, 20 Ord, and 30 Ord.

The two buildings are compatible with the height and depth of surrounding buildings. The new home at the rear is two stories above street level, consistent with the existing pattern of development on States Street. For the existing home, the single-story vertical addition and horizontal expansion are at an appropriate scale for a block with many structures of at least three stories. Both the 417-square-foot fourth-floor addition and the third-floor roof deck on the existing building are set back, making the fourth floor virtually un-viewable from the street.

Finally, proposed development respects the Property's topography and is not inconsistent with the existing open space pattern. Buildings to the east and west of 22/24 Ord—20 Ord / 231 States and 30 Ord—both cover more than two-thirds of their lots. As such, the amount of open space provided on the Property, including mid-block open space and setbacks from States Street, is consistent with the neighborhood. Additionally, there is no consistent open space pattern on Ord Court and States Street, so development of the new single-family home fronting States Street will not undermine any established pattern of open space.

**Transportation Element Policy 1.3:**

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The Project directly furthers this policy by creating an additional dwelling unit in an area well-served by the City's public transit systems. The Castro Street Muni Metro Station is less than a 10-minute walk from the Property, while the 24, 33, 35, and 37 bus lines all have stops nearby, as well.

**Urban Design Element Policy 4.12:**

Install, promote and maintain landscaping in public and private areas.

The Project furthers this policy by including and maintaining landscaping that will improve the neighborhood environment. Landscaping adjacent to the street will enhance the local environment, while a landscaped roof deck on the States Street-facing home will be visible from upslope residences on States Street and Museum Way. In these ways, the Project will increase the presence of visible vegetation on the Property.

**Urban Design Element Policy 4.15:**

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project furthers this policy by ensuring that incompatible new buildings are not introduced into the existing residential neighborhood. The height and depth of the new building fronting States Street are compatible with the existing building scale. The building's form, façade width, proportions, and roofline are compatible with surrounding buildings. There is no consistent open space pattern on Ord Court or States Street, including any front/rear setback pattern. As such, development of the Project will not undermine any established pattern of open space. Additionally, the Project sites buildings carefully on both the front and the rear of the Property so as to minimize reduction of sunlight to neighboring properties relative to an approach that would cluster both units on the Ord Court street frontage.

**VI. Conclusion**

Should the Board uphold the Planning Commission's compromise ruling, the Project will enhance and increase the number of family-sized housing units in the City by renovating an existing single-family home and creating a new single-family homes. As part of a neighborhood well-served by public transit, the Property provides an ideal location for these residences. By increasing the supply of housing, the Project will contribute to alleviating the City's critical housing shortage. Finally, by upholding the Commission's compromise, the Board will help bring to a fair conclusion a lengthy approval process.

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Thank you for your consideration of the Project. I look forward to answering any questions you may have at the upcoming hearing.

Very truly yours,



Alan Murphy

Enclosures

cc: Angela Calvillo, Clerk of the Board  
Tina Chang, Planning Department  
Kenneth Tam, Property Owner  
David Clarke, Project Contact

128675248.2

# Exhibit A

**Exhibit A**





# Exhibit B

**Exhibit B**

# PROTECT CORONA HEIGHTS!



DEVELOPMENT IS PLANNED ON STATES, ORD, ORD CT, VULCAN STAIRS, MUSEUM WAY, ROOSEVELT WAY...

## LEGAL CONTEXT

SPECIAL FINDINGS ARE REQUIRED BY NEW CITY LEGISLATION TO PROTECT THE UNIQUE NATURE OF OUR NEIGHBORHOOD, PRESERVE OPEN SPACE AND CONFORM BUILDING SIZE.

## PROPOSED DEVELOPMENT: 22-24 ORD COURT

TWO THRU-LOTS WITH FRONTAGES ON STATES STREET. NEIGHBORS OFFERED A COMPROMISE TO THE DEVELOPER, WHICH RESULTS IN THE SAME NUMBER OF HOUSING UNITS: 22 ORD CT WITH TWO HOMES THE DEVELOPER'S WAY, IN EXCHANGE FOR A CODE-COMPLYING PROJECT ON 24 ORD CT, WITH AN ALTERATION OF THE EXISTING HOME ON JUST ONE END.

A STRONG BLOCK OF NEIGHBORS SHOWED THEIR SUPPORT AT THE PLANNING COMMISSION HEARING AND THROUGH A PETITION.

THE FIRST PART OF OUR OFFER WAS ACCEPTED BY THE PLANNING COMMISSION, WHILE A FINAL DECISION ON THE SECOND PART WAS CONTINUED TO A FUTURE DATE. WE ARE APPEALING THE DECISION UNTIL A DENIAL IS CONFIRMED ON 24 ORD CT. THE OUTCOME OF THIS APPEAL WILL INFLUENCE FUTURE DEVELOPMENTS IN CORONA HEIGHTS AND ELSEWHERE.



IF YOU AGREE, PLEASE FILL OUT THE ENCLOSED FORM AND MAIL IT BACK IN THE SELF ENCLOSED STAMPED ENVELOPE. QUESTIONS: [CPARKES@IEEE.ORG](mailto:CPARKES@IEEE.ORG). THANKS FOR YOUR SUPPORT!

## NOTE

IF YOUR HOME IS HELD IN A TRUST, PLEASE PROVIDE A COPY OF THE PORTION OF THE TRUST DOCUMENT THAT LISTS THE TRUST TITLE AND YOU AS TRUSTEE OR PARTY AUTHORIZED TO SIGN AS OWNER.

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.		_____	_____	_____
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22.	_____	_____	_____	_____

# Exhibit C

**Exhibit C**



The header features a blue background with a red and white image of the Golden Gate Bridge on the left. The City & County of San Francisco seal is in the top left corner. The text 'CITY & COUNTY OF SAN FRANCISCO' is centered. Below it, 'Planning Department' is written in large blue letters. In the top right, there are 'SFGov' and 'Accessibility' dropdown menus. A 'SEARCH' button is on the right. A dark navigation bar at the bottom contains links for 'ABOUT US', 'PLANS & PROGRAMS', 'PERMITS & ZONING', 'ENFORCEMENT', 'PUBLIC HEARINGS', and 'RESOURCE CENTER'.

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**November 19, 2015**

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Hearing & Agenda

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

**Thursday, November 19, 2015**

**2:00 p.m.**

**Regular Meeting**

Commissioners:

Rodney Fong, President

Cindy Wu, Vice President

Michael Antonini, Rich Hillis, Christine Johnson, Kathrin Moore, Dennis Richards

Commission Secretary:

Jonas P. Ionin

**Hearing Materials are available at:**

Website: <http://www.sfplanning.org>

Planning Department, 1650 Mission Street, 4<sup>th</sup> Floor, Suite 400

Planning Information Center, 1660 Mission Street, 1<sup>st</sup> Floor

Voice recorded Agenda only: (415) 558-6422

**Commission Hearing Broadcasts:**

Live stream: <http://www.sfgovtv.org>

Live, Thursdays at 12:00 p.m., Cable Channel 78

Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

Disability and language accommodations available upon request to:

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) or (415) 558-6309 at least 48 hours in advance.

**Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department.

All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at [sotf@sfgov.org](mailto:sotf@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfbos.org/sunshine](http://www.sfbos.org/sunshine).

### **San Francisco Lobbyist Ordinance**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; phone (415) 252-3100; fax (415) 252-3112; and online <http://www.sfgov.org/ethics>.

### **Accessible Meeting Information**

Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (415) 558-6309 or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 48 hours in advance of the hearing to help ensure availability.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (415) 558-6309 or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 48 hours in advance of the hearing.

Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

### **SPANISH:**

Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al 415-558-6309. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

### **CHINESE:**

規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電415-558-6309。請在聽證會舉行之前的至少48個小時提出要求。

### **TAGALOG:**

Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa 415-558-6309. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

### **RUSSIAN:**

Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру 415-558-6309. Запросы должны делаться минимум за 48 часов до начала слушания.



ROLL CALL:

President: Rodney Fong  
 Vice-President: Cindy Wu  
 Commissioners: Michael J. Antonini; Rich Hillis; Christine Johnson  
 Kathrin Moore; Dennis Richards

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1. [2015-000988CWP](#)  (C. FLORES:  
 (415) 558-6473 

PROPOSED COMMISSION-SPONSORED INTERIM CONTROLS RELATED TO THE MISSION ACTION PLAN (MAP) 2020 - Pursuant to Planning Code Section 306.7(e), on July 9, 2015 the Planning Commission initiated **Interim Controls** in the Mission District. The interim controls are intended to make explicit the Commission’s expectation for a dialogue about affordability; allow time for analysis of affordable housing needs; assess sites for affordable housing production; and stem the loss of existing income protected units while maintaining production, distribution, and repair (PDR) capacity in PDR zoned lands and preserving vital community resources. The proposed controls would require a Conditional Use authorization for certain projects which result in any of the following: 1) the loss of one or more rent-controlled dwelling units; or 2) the net addition or new construction of more than 25,000 gross square feet or the net addition of less than 25,000 that would displace a tenant; or 3) demolition or conversion of certain assembly, recreation, arts and entertainment, PDR or institutional uses. The area proposed for interim controls is generally defined by the following boundaries: 13th and Division Streets to Mission Street, to Cesar Chavez Street, to Potrero Avenue, and back to 13th and Division Streets—except that the Mission Street boundary would include any parcel with a property line on either side of Mission Street. The interim controls would be proposed for a period of nine months. At this hearing the Commission may amend and adopt the interim controls.

Preliminary Recommendation: Adopt with Modifications  
 (Continued from Regular Meeting of September 24, 2015)  
**(Proposed for Continuance to January 21, 2016)**

- 2a. [2013.1522CUAV](#) (T. CHANG:  
 (415) 575-9197 

24 ORD COURT - north side of Ord Court; Lot 066 in Assessor’s Block 2619 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [306.7](#) establishing interim zoning controls imposed by Resolution 76-15 on March 9, 2015 to permit lot coverage of a parcel to exceed 55% and an increase to the existing square footage in excess of 3,000 square feet and/or more than 100% by constructing a new +/-2,500 gross square foot, two-story dwelling at the rear of the existing through lot. The Project is located within an RH-2 (Residential House, Two Family) Zoning 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  
 (Note: This item was previously brought before the Planning Commission as public initiated Discretionary Review and continued from February 12, 2015, May 24, 2015, June 25, 2015 and August 13, 2015. After the item was continued, interim zoning controls were established in March 2016, requiring Conditional Use authorization for the project as proposed.)  
 (Continued from Regular Meeting of September 24, 2015)

**WITHDRAWN**

2b. 2013.1522CUAV  
(415) 575-9197 

(T. CHANG:

24 ORD COURT - North side of Ord Court; Lot 066 in Assessor's Block 2619 - Request for **Variance** from Planning Code Sections 134 for the new construction of a single family home in the required rear yard. The project is located within an RH-2 (Residential House, Two Family) Zoning and 40-X Height and Bulk District.



(Note: This item was continued from February 12, 2015, May 24, 2015, June 25, 2015 and August 13, 2015.)

(Continued from Regular Meeting of September 24, 2015)

**WITHDRAWN**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. [2015-006107CND](#)   
(415) 575-9106 

(J. SPEIRS:

619 SHOTWELL STREET – east side of Shotwell Street between 20th and 21st Streets; Lot 057 in Assessor's Block 3611 - Request for **Condominium Conversion Subdivision** to convert a three-story, six-unit building into residential condominiums within a RH-3 (Residential, House, Three Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve

## C. COMMISSION MATTERS

4. Consideration of Adoption:

- [Draft Minutes for November 5, 2015](#) 

5. 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.

## D. DEPARTMENT MATTERS

6. [Director's Announcements](#) 