



**City and County of San Francisco**  
**Meeting Minutes**  
**Land Use and Transportation Committee**

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

*Members: Katy Tang, Jane Kim, Ahsha Safai*

*Clerk: Erica Major (415) 554-4441*

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**Monday, July 9, 2018**

**1:30 PM**

**City Hall, Legislative Chamber, Room 250**

**Regular Meeting**

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**Present:** 3 - Katy Tang, Jane Kim, and Ahsha Safai

*The Land Use and Transportation Committee met in regular session on Monday, July 9, 2018, with Chair Katy Tang presiding.*

**ROLL CALL AND ANNOUNCEMENTS**

*Chair Tang called the meeting to order at 1:37 p.m. On the call of the roll, Chair Tang, Vice Chair Kim, and Member Safai were noted present. There was a quorum.*

**AGENDA CHANGES**

*There were no agenda changes.*

**REGULAR AGENDA**

**180643 [Planning Code - Review for Downtown and Affordable Housing Projects; Notification Requirements; Review of Alterations to Historical Landmarks and in Conservation Districts]**

**Sponsor: Mayor**

Ordinance amending the Planning Code to streamline affordable housing project review by eliminating a Planning Commission Discretionary Review hearing for 100% affordable housing projects upon delegation by the Planning Commission; to provide for Planning Department review of large projects located in C-3 (Downtown Commercial) Districts and for certain minor alterations to Historical Landmarks and in Conservation Districts; to consolidate, standardize, and streamline notification requirements and procedures, including required newspaper notice, in Residential, Commercial, and Mixed-Use Districts; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

06/11/18; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Duplicated from File No. 180423.

06/11/18; CONTINUED AS AMENDED.

06/11/18; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

*Heard in Committee. Speakers: Kanishka Karunaratne (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion. Georgia Schuttish; spoke on various concerns relating to the hearing matter.*

**Vice Chair Kim moved that this Ordinance be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Safai

**180268 [Planning Code - Accessory Dwelling Units]****Sponsor: Tang**

Ordinance amending the Planning Code to authorize the Zoning Administrator to waive or modify bicycle parking requirements for an Accessory Dwelling Unit (ADU), allow more than one unauthorized unit constructed without a permit to be legalized, exempt from the permit notification requirement ADUs constructed within the defined existing built envelope, allow conversion of an existing stand-alone garage or storage structure to an ADU and expansion of the existing building envelope to add dormers, eliminate the street tree requirement for an ADU, and allow one ADU to be added to a new residential building of three units or less as a component of the new construction; amending the Building Code to provide for a preapplication plan review for ADUs; 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; adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302; and directing the Clerk to send a copy of this ordinance to the California Department of Housing and Community Development.

03/20/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 4/19/2018.

03/26/18; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission pursuant to Planning Code, Section 302(b), for public hearing and recommendation; Department of Building Inspection and Building Inspection Commission pursuant to Charter, Section D3.750-5, for public hearing and recommendation; Rent Board, Mayor's Office of Housing and Community Development, and Fire Department for informational purposes.

06/11/18; CONTINUED. Heard in Committee. Speakers: Jeff Hodges; Corey Smith (San Francisco Housing Action Coalition); Jeremy Paul; spoke in support of the hearing matter. Rose Hillson; Ozzy Roe; spoke in opposition of the hearing matter. Georgia Schuttish; Katherine Howard (Coalition for San Francisco Neighborhoods); Theresa Flandrich (Senior and Disability Action); spoke on various concerns relating to the hearing matter.

06/29/18; RESPONSE RECEIVED. 6/21/2018 - The Planning Commission held a public hearing and recommended approval with modifications; Resolution No. 20213.

*Heard in Committee. Speakers: Kimia Haddadan and Marcelle Boudreaux (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Jeremy Schawb; Bert Bragstone; Anastasia Yovanopolos (Noe Neighborhood Council); Kristy Wang (SPUR); spoke in support of the hearing matter. Georgia Schuttish; Michael Murphy; Bill Casey; George Wooding (Coalition for San Francisco Neighborhoods); Victoria Fierce; Theresa Flandrich (Senior and Disability Action); Corey Smith (San Francisco Housing Action Coalition); Jennifer Feiber (San Francisco Tenants Union); Kathy Limpscomb (Senior and Disability Action); Ozzie Rohm (Noe Valley Neighborhood); Todd David (San Francisco Housing Action Coalition); Janan New (San Francisco Apartment Association); Rose H.; spoke on various concerns relating to the hearing matter.*

*Vice Chair Kim moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING NEW TITLE, by adding language to allow project sponsors to pay an in-lieu fee for ADUs and unauthorized units; clarify that the provision to allow dormers when converting existing structures to ADUs would allow such expansion even if those structures are in the required rear yard; add language to ensure that single-family homes maintain a rear yard lot depth of 25% but no less than 15 feet; allow expansion of ADUs within the buildable envelope; and adding other clarifying and conforming language. The motion carried by the following vote:*

*Ayes: 3 - Tang, Kim, Safai*

*Member Safai moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:*

*Ayes: 3 - Tang, Kim, Safai*

Vice Chair Kim moved to *RESCIND* the previous votes. The motion carried by the following vote:

Ayes: 3 - Tang, Kim, Safai

**Chair Tang requested that this Ordinance be DUPLICATED.**

**Chair Tang moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING NEW TITLE, by adding language to allow project sponsors to pay an in-lieu fee for ADUs and unauthorized units; clarify that the provision to allow dormers when converting existing structures to ADUs would allow such expansion even if those structures are in the required rear yard; add language to ensure that single-family homes maintain a rear yard lot depth of 25% but no less than 15 feet; allow expansion of ADUs within the buildable envelope; and adding other clarifying and conforming language. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Safai

Ordinance amending the Planning Code to 1) authorize expansion of an Accessory Dwelling Unit (ADU) within the buildable area, 2) authorize the Zoning Administrator to waive or modify bicycle parking requirements for an Accessory Dwelling Unit, 3) allow more than one unauthorized unit constructed without a permit to be legalized, 4) exempt from the permit notification requirement ADUs constructed within the defined existing built envelope, 5) allow conversion of an existing stand-alone garage, storage structure, or other auxiliary structure to an ADU and expansion of the existing building envelope to add dormers, and 6) allow payment of an in lieu fee for an ADU's street tree requirement; 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; adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302; and directing the Clerk to send a copy of this Ordinance to the California Department of Housing and Community Development.

*See duplicated File No. 180743.*

**Chair Tang moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Safai

**180743 [Building Code - Accessory Dwelling Units; Pre-application Plan Review]****Sponsor: Tang**

Ordinance amending the Planning Code to authorize the Zoning Administrator to waive or modify bicycle parking requirements for an Accessory Dwelling Unit (ADU), allow more than one unauthorized unit constructed without a permit to be legalized, exempt from the permit notification requirement ADUs constructed within the defined existing built envelope, allow conversion of an existing stand-alone garage or storage structure to an ADU and expansion of the existing building envelope to add dormers, eliminate the street tree requirement for an ADU, and allow one ADU to be added to a new residential building of three units or less as a component of the new construction; amending the Building Code to provide for a preapplication plan review for ADUs; 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; adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302; and directing the Clerk to send a copy of this ordinance to the California Department of Housing and Community Development.

*Heard in Committee. Speakers: Kimia Haddadan and Marcelle Boudreaux (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Jeremy Schawb; Bert Bragstone; Anastasia Yovanopoulos (Noe Neighborhood Council); Kristy Wang (SPUR); spoke in support of the hearing matter. Georgia Schuttish; Michael Murphy; Bill Casey; George Wooding (Coalition for San Francisco Neighborhoods); Victoria Fierce; Theresa Flandrich (Senior and Disability Action); Corey Smith (San Francisco Housing Action Coalition); Jennifer Feiber (San Francisco Tenants Union); Kathy Limpscomb (Senior and Disability Action); Ozzie Rohm (Noe Valley Neighborhood); Todd David (San Francisco Housing Action Coalition); Janan New (San Francisco Apartment Association); Rose H.; spoke on various concerns relating to the hearing matter.*

*Duplicated from File No. 180268.*

**Chair Tang moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING NEW TITLE, by adding language for preapplication Plan Review; and making other clarifying and conforming changes. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Safai

Ordinance amending the Building Code to provide for a preapplication plan review for Accessory Dwelling Units.

**Chair Tang moved that this Ordinance be CONTINUED TO CALL OF THE CHAIR AS AMENDED. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Safai

**180456 [Planning Code - HOME-SF and 100% Affordable Housing Bonus Program]****Sponsors: Tang; Safai**

Ordinance amending the Planning Code to amend the Housing Opportunities Mean Equity-San Francisco (HOME-SF) program to revise the amount of inclusionary housing required and the types of development bonuses received for projects with complete environmental evaluation applications submitted on or before December 31, 2019, with existing requirements and bonuses revived for projects with complete environmental evaluation applications submitted on or after January 1, 2020, and to require project authorization under Planning Code, Section 328; revising the 100% Affordable Housing Bonus Program to eliminate a Planning Commission review hearing for 100% affordable housing projects upon delegation by the Planning Commission; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

05/01/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/31/2018.

05/08/18; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation; Planning Department for environmental review.

05/17/18; RESPONSE RECEIVED. 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.

05/22/18; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. Supervisor Tang introduced a substitute Ordinance bearing a new title.

05/30/18; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation; Planning Department for environmental review.

06/01/18; RESPONSE RECEIVED. 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.

06/29/18; RESPONSE RECEIVED. 6/28/2018 - The Planning Commission held a public hearing and recommended approval with modifications.

*Heard in Committee. Speakers: Paolo Ikezoe and AnMarie Rodgers (Planning Department); presented information and answered questions raised throughout the discussion. Kristy Wong (SPUR); spoke in support of the hearing matter. Peter Macropolis; Carlos (Mission Neighborhood); Corey Smith (San Francisco Housing Action Coalition); Peter Cohen; Eric Vicayo; Ozzie Rohm (Noe Valley Neighborhood); Speaker (Latino Cultural District); Bert Bradstone; spoke on various concerns relating to the hearing matter.*

**Member Safai moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 2, Lines 20-21, by adding 'in an amount higher than the amount required by the Inclusionary Housing Ordinance' after 'rent or sales'; on Page 9, Lines 2-3, by adding 'receive' before 'may' and striking 'select up to three of' before 'the following zoning modifications:.'; on Page 9, Lines 9-10, by striking '120' and replacing it with '180'; on Page 9, Lines 10-12, by adding 'submittal of a complete project application, unless the Environmental Review Officer determines that an environmental impact report is required for the project under Administrative Code Section 31.09.' after 'days of'; on Page 9, Lines 12-13, by striking 'the date that the HOME-SF application is deemed complete.'; and adding other clarifying and conforming language. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Safai

Ordinance amending the Planning Code to amend the Housing Opportunities Mean Equity-San Francisco (HOME-SF) Program to revise the amount of inclusionary housing required and the types of development bonuses received for projects with complete environmental evaluation applications submitted on or before December 31, 2019, with existing requirements and bonuses revived for projects with complete environmental evaluation applications submitted on or after January 1, 2020, and to require project authorization under Planning Code, Section 328; revising the 100% Affordable Housing Bonus Program to eliminate a Planning Commission review hearing for 100% affordable housing projects upon delegation by the Planning Commission; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

**Member Safai moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Safai

*Chair Tang requested that File Nos. 180517 and 171013 be called together.*

### **180517 [Summary Street Vacation - Portion of Burnett Avenue North]**

**Sponsor: Sheehy**

Ordinance ordering the summary street vacation of a portion of Burnett Avenue North, generally bounded by Assessor's Parcel Block No. 2719C, Assessor's Parcel Block No. 2745, and Burnett Avenue, subject to specified conditions; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings of consistency with the General Plan, and eight priority policies of Planning Code, Section 101.1; and authorizing official acts taken in connection with this Ordinance, as defined herein.

05/15/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/14/2018.

06/24/18; NOTICED. First notice published (14-days, twice) in the Examiner for the 6/24/2018 Land Use and Transportation Committee hearing, pursuant to CA Streets and Highways Code, Section 970.

06/25/18; NOTICED. Public Works posted hearing notice on-site (California Streets and Highways Code Section 8322)

07/01/18; NOTICED. Second notice published (14-days, twice) in the Examiner for the 7/1/2018 Land Use and Transportation Committee hearing (California Streets and Highways Code Section 8322).

*Heard in Committee. Speakers: Martin Fatooh (Office of Supervisor Jeff Sheehy); Audrey Butkus (Planning Department); presented information and answered questions raised throughout the discussion. Gary Russ; spoke in support of the hearing matter.*

**Vice Chair Kim moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Safai



**171013 [Planning Code, Zoning Map - Amend Zoning Map Pursuant to Settlement]****Sponsor: Sheehy**

Ordinance amending the Planning Code by revising Zoning Map Sheet ZN06 to rezone Assessor's Parcel Block No. (AB) 2719C, Lot No. 023, located at Burnett Avenue and Burnett Avenue North, from Public (P) to Residential, Mixed Districts, Low Density (RM-1); rezoning a portion of Burnett Avenue North generally bounded by AB 2745, Lot No. 036, and AB 2719C, Lot No. 023, to RM-1; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

09/19/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/19/2017.

09/26/17; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation; Public Works and Public Utilities Commission for informational purposes.

02/02/18; NOTICED. 10-Day Notice for 2/12/2018 Land Use and Transportation Committee hearing published in the Examiner; pursuant to Government Code Section 65856 & 65090.

02/12/18; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Koledon Lambright (Office of Supervisor Jeff Sheehy); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion.

06/28/18; NOTICED. Notice published in the San Francisco Examiner, pursuant to Government Code, Sections 65856 and 65090.

*Heard in Committee. Speakers: Martin Fatooh (Office of Supervisor Jeff Sheehy); Audrey Butkus (Planning Department); presented information and answered questions raised throughout the discussion. Gary Russ; spoke in support of the hearing matter.*

**Vice Chair Kim moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Safai



Chair Tang requested that File Nos. 180490, 180185, and 180453 be called together.

**180490 [General Plan Amendments - Central South of Market Area Plan]**

Ordinance amending the General Plan by adding the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street; making conforming amendments to the Commerce and Industry Element, the Housing Element, the Urban Design Element, the Land Use Index, and the East SoMa and West SoMa Area Plans; and making environmental findings, including adopting a statement of overriding considerations, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Planning Commission)

05/14/18; RECEIVED FROM DEPARTMENT.

05/22/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/21/2018.

06/29/18; NOTICED. Noticed via USPS and published in the San Francisco Examiner on 6/29/18, pursuant to Government Code, Sections 65090(a), 65091, and 65092(a).

*Heard in Committee. Speakers: None.*

**Vice Chair Kim moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of July 16, 2018. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Safai

**180185 [Planning Code, Zoning Map - Central South of Market Special Use District]**

**Sponsors: Mayor; Kim**

Ordinance amending the Zoning Map of the Planning Code to create the Central South of Market (SoMa) Special Use District and make other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with the Central SoMa Area Plan, encompassing an area generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area (an irregular border that generally jogs along Folsom, Howard and Stevenson Streets), and on its southern portion by Townsend Street; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

(Economic Impact; No Economic Analysis Report)

02/27/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/29/2018.

03/06/18; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; and to Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b).

04/10/18; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor Farrell introduced a substitute Ordinance bearing the same title.

04/18/18; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation; Planning Department for environmental review.

06/29/18; NOTICED. Noticed via USPS and published in the San Francisco Examiner (6/28/18), pursuant to Government Code, Sections 65856 and 65090.

*Heard in Committee. Speakers: None.*

**Vice Chair Kim moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of July 16, 2018. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Safai

**180453 [Business and Tax Regulations, Planning Codes - Central South of Market Housing Sustainability District]****Sponsors: Mayor; Kim**

Ordinance amending the Business and Tax Regulations and Planning Codes to create the Central South of Market Housing Sustainability District (encompassing an area generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area (an irregular border that generally tracks Folsom, Howard, or Stevenson Streets), and on its southern portion by Townsend Street) to provide a streamlined and ministerial approval process for certain housing projects within the District meeting specific labor, on-site affordability, and other requirements; creating an expedited Board of Appeals process for appeals of projects within the District; and making approval findings under the California Environmental Quality Act, findings of public convenience, necessity, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

05/01/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/31/2018.

05/08/18; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation; Entertainment Commission, Board of Appeals, Department of Building Inspection; Public Works, and the Police for informational purposes.

*Heard in Committee. Speakers: None.*

**Vice Chair Kim moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of July 16, 2018. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Safai

## ADJOURNMENT

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 3:27 p.m.*

*N.B. The Minutes of this meeting set forth all actions taken by the Land Use and Transportation Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.*

The following information is provided by a speaker, pursuant to Administrative Code Section 67.16. The content is neither generated by, nor subject to approval or verification of accuracy by, the Clerk of the Board or the Board of Supervisors.

Rose H. submitted the following additional information during the hearing for File No. 180268, as follows: ADUS with a 1200 sq. ft. size may not be distinguishable from a regular unit and thus building projects can bypass the zoning for the parcel. This would also occur when legalizing an unlimited number of ADUS on a property. In Executive Summary, Planning admits not being able to differentiate ADUs from regular units. ADUs into the required yard should retain noticing as was in the 2016 Farrell/Wiener/Peskin legislation. 1. Lege Page 7, Lines 8-12: "An ADU constructed entirely within the existing built envelope, as defined in this subsection (ii), of an existing building or authorized auxiliary structure on the same lot, or where an existing stand-alone garage or storage structure has been expanded to add dormers, is exempt from the notification requirements of Section 311 of this Code." QUESTION: Would the decks and the cantilevered extensions be allowed to fill in even in non-complying buildings with the addition of their being allowed in required rear yards; and without any notices (e.g. Variance Notice)? If the structure is legal non-conforming yes. If it's not legal and non-conforming no. 2. Lege Page 14, Lines 3-4: "(x) When a stand-alone garage or storage structure is being converted to an ADU, an expansion to the envelope is allowed to add dormers." QUESTION: Will the existing size restrictions for dormers remain or will this be made into no maximum size in the upcoming "Obstructions" lege? The existing design guidelines for dormers would still apply. 3. Lege Page 18, Lines 21-25) - Section 106A.4.9 "Pre-Application plan review or inspection, Subsection 106A.4.9.1 <new> "Accessory Dwelling Units": "A preapplication plan review meeting for construction of an Accessory Dwelling Unit under Planning Code Section 207(c)(4) or 207 (c)(6) shall include representatives from the Department of Building Inspection, Fire Department, and Planning Department. The representatives of these Departments shall review with the applicant all applicable state and local Code requirements as well as acceptable Code equivalences." QUESTION: Would a neighbor be allowed to ask for a Pre-app meeting or is it only the Project Sponsor who can initiate it? I believe it's on the project applicant.