

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, February 8, 2024
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Diamond, Moore, Braun, Imperial, Koppel, Ruiz
COMMISSIONERS ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT DIAMOND AT 12:04 PM

STAFF IN ATTENDANCE: Aaron Starr, Audrey Merlone, Kimia Haddadan, Veronica Flores, Tam Tran, Katie Lei, Jeff Horn, Matt Dito, David Winslow, Corey Teague – Zoning Administrator, Elizabeth Watty – Director of Current Planning, Rich Hillis – Planning Director, 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 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.

12. [2023-004801DRP](#) (D. WINSLOW: (628) 652-7335)
178 27TH AVENUE – east side between Lake Street and El Camino Del Mar; Lot 026 in Assessor's Block 1332 (District 1) – Request for **Discretionary Review** of Building Permit No. 2023.0413.5662 to raise the front of the house 30" to accommodate a new garage and construct a rear horizontal and vertical addition to a two-story over basement single-family dwelling within a RH-1 (Residential House – One Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California

Environmental Quality Act (CEQA). The Commission's 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: Do Not Take Discretionary Review and Approve

WITHDRAWN

SPEAKERS: None
ACTION: Withdrawn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. 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.

1. [2023-006191CUA](#) (M. DITO: (628) 652-7358)
157 LAIDLEY STREET – east side between Harper and Fairmount Streets; Lot 021 in Assessor's Block 6664 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.92 and 303 to construct a horizontal rear addition on an existing 1,581 square-foot single-family dwelling, resulting in a 4,000 square-foot dwelling unit. The subject property is located within a RH-1 (Residential, House – One-Family) Zoning District, the Central Neighborhoods SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
ABSENT: None
MOTION: [21505](#)

C. COMMISSION MATTERS

2. LAND ACKNOWLEDGEMENT

Commissioner Ruiz:

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders, and relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as first peoples.

3. CONSIDERATION OF ADOPTION:

- [Draft Minutes for January 25, 2024](#)

SPEAKERS: None
ACTION: Adopted
AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
ABSENT: None

4. COMMISSION COMMENTS/QUESTIONS

None.

D. DEPARTMENT MATTERS

5. DIRECTOR'S ANNOUNCEMENTS

Rich Hillis, Planning Director:

Good afternoon, Commissioners. Just a calendar update. One, thank you for the hearing last week on the Housing Element Implementation and Rezoning, obviously. And thank you for the public who came out to testify. There's been a lot of interest in that since too and requests for meetings with our team from neighborhood groups. So, we will push out the next hearing just to give us enough time to have some of those meetings and have meetings with supervisors and come back to you with kind of updates from those meetings. So likely, I think we talked about February 22nd as the next hearing on Housing Element Implementation and Rezoning. We're likely to push that to early mid-March, just FYI. On the Affordable Housing and the report regarding funding for Affordable Housing and the Affordable Housing Leadership Council's recommendations, we still plan on having that in February, I think the last meeting, February 29th. So, that'll stay on the calendar, and we'll likely push out the rezoning hearings to early mid-March.

President Diamond:

And the consideration of the adoption of the resolution that Commissioner Ruiz discussed. That's February 29th as well, too.

Rich Hillis, Planning Director:

Yeah, although we talked, the Board has passed a resolution already, kind of doing the same thing. So, we should just discuss whether that's needed at this point, because we would have likely urged the Board and the Mayor to take that position. They've already taken that position, requesting that the state maintain funding for affordable housing.

Commissioner Ruiz:

Yeah. Regarding the resolution at the Board, because I had discussed this with some community members who were concerned about the cuts to affordable housing, and then I referenced the resolution. It seems like that seems sufficient. And so I don't know what direction the Commission wants to take other than acknowledging that resolution. I don't know if we adopt that resolution as well. I'm not sure what the procedures are.

Rich Hillis, Planning Director:

Yeah. I mean, normally our resolution would be to urge them. So I think it's kind of taken care of. But we'll get into the details of those specific items, regarding state funding and federal funding and local funding. So you'll have the ability to opine and then if there's a desire to do something, additional resolutions, etc., we can certainly do that. But I'd suggest having that hearing first.

Commissioner Moore:

Could you share the transcript of that particular resolution with us?

Rich Hillis, Planning Director:

Sure.

Commissioner Moore:

That would be very helpful. I did not attend the meeting.

Rich Hillis, Planning Director:

It was at the board for adoption with our committee reference to [inaudible]

Commissioner Moore:

Just give us the report that would help us out.

Rich Hillis, Planning Director:

Sure, yeah yeah.

6. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION

Aaron Starr, Manager of Legislative Affairs:

Land Use Committee

230310 Planning Code - State-Mandated Accessory Dwelling Unit Controls. Sponsor: Mayor. Staff: V. Flores.

This week the land use committee considered the State-Mandated ADU controls update. Commissioner's you heard this item on September 28th during which time you recommended approval with one modification: Amend the Code to exclude ADUs from dwelling unit mix requirements.

This item appeared in front of the Land Use and Transportation Committee two weeks ago on January 22nd with the intention of incorporating additional amendments related to new state bills, noticing, and historic preservation. This week those amendments were added to the ordinance.

Supervisor Peskin shared he had two additional amendments that he planned to add to a duplicated ordinance. The intent behind his amendments was to steer more applicants to our Local ADU Program to get more rent-controlled units. These amendments have not yet been drafted, and still need more analysis by the CA's office.

Supervisor Melgar expressed concern over the city losing its Pro-Housing Designation if this ordinance was not adopted in time. The deadline is March 19th. And staff indicated that we may still be able to adopt these changes by that date; however, they would not be effective by then. HCD has not yet confirmed whether they would use the effective date or the adoption date for the Pro-Housing Designation

There were six public commentors with the vast majority in support of the Ordinance.

The file was then duplicated. The original amended file was then continued to the call of the Chair and is being referred to the Planning Commission. The duplicate file was not amendment and continued for one week.

230808 Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District] Sponsors: Melgar; Engardio. Staff: V. Flores.

Next the Committee considered the duplicated Family Housing Opportunity SUD. The original file was sponsored by Supervisor Melgar and effective last October. This duplicated ordinance is mainly championed by Supervisor Engardio and permits additional density and increased height limits for eligible Corner Lots within the SUD.

The Planning Commission heard this item on October 5th of last year and recommended approval with modifications. The recommended modifications are as follows:

1. Permit density exception limits up to one Dwelling Unit per 1,000 square feet of lot area. This recommendation was intended to correct an error in the ordinance.
2. Include RM-1 in the eligible Zoning Districts for the SUD and allow lot mergers in RM-1 and all RH Zoning Districts.
3. Revise the required rear yard requirements to allow for this Corner Lot provision to shift the rear yard to the interior corner of the lot.
4. Decrease the proposed corner lot height limits from 65' to 55'.

The Supervisor did take the bulk of the Commission's recommended modifications; however, he did not take the Commissions' proposed height reduction amendment, and the RM zoning district amendments were limited to D4.

There were approximately ten public commentators, with about half in support of and half in opposition to the proposed Ordinance. Those that spoke in support noted that the proposed Ordinance responds to the lack of middle-housing income for the 80-120% AMI range. Supporters also commented on the need for more housing, especially for families, and the ability to stay in place across different phases of life.

Those that spoke in opposition to the proposed Ordinance said we need more affordable housing -not market rate housing- and complained that more housing will further exacerbate parking needs in the neighborhoods.

Peskin inquired about the Commission's recommendation to limit the height to 55' and why it was not incorporated. Engardio responded that based on his discussions with developers, six stories is the "magic number" to make these projects feasible.

The amendments were incorporated into the file and continued for one week because they were substantive.

231164 Planning Code - Downtown Rail Extension Fee Waiver. Sponsors: Dorsey; Mandelman. Staff: Giacomucci.

Last the Committee considered Supervisor Dorsey's Downtown Rail Extension Fee Waiver Ordinance. This ordinance would allow conditional waivers of the Transportation Sustainability Fee and Eastern Neighborhoods Infrastructure Impact Fee for projects located along the Downtown Rail Extension. This waiver is in exchange for constructing foundations and shoring systems designed to not impact the proposed Rail Tunnel.

Commissioner's you considered this item on December 14, 2023, and voted to recommend approval.

During the Land Use Committee hearing, there was no public comment and no significant comments or questions from the Committee members. The item was then forwarded to the Full Board on a positive recommendation.

Full Board

231144 Planning, Administrative Codes - Code Corrections Ordinance. Sponsor: Planning Commission. Staff: Merlone. Passed first Read

231285 Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed 2395 Sacramento Street Project. Staff: George.

The Board considered the CEQA Appeal for 2395 Sacramento Street this week. This was the first CEQA appeal of a General Plan Evaluation.

The existing building on the site is the Cooper Medical College Health and Science Library, a 3-story Article 10 city landmark. The proposed project would use the State Density Bonus law to add 6-story addition and an 8-story addition to the existing building, creating 24 residential units. The project was heard by the HPC and PC, with unanimous approval.

The appellant was a neighbor adjacent to the project site. He objected to the department's use of the programmatic Housing Element EIR to streamline environmental review for the project. The appellant argued that the department's General Plan Evaluation (GPE) determination improperly sidestepped all environmental review and was a never-before-used invention of the department. The appellant also asserted the department failed to identify peculiar impacts to the Historic Resource, in addition to other environmental topic impacts.

In response, the department demonstrated that the GPE complies with CEQA and follows the same approach as hundreds of Community Plan Evaluations (CPEs) issued in SF since 2009. The difference this time is the use of the Housing Element EIR for streamlining, which does comply with CEQA. The project also went through extensive project-level evaluation of impacts to historic resources, and how mitigation measures were applied to reduce significant impacts to a less-than-significant level.

During public comment in support of the appeal, approximately 19 people spoke against the project due to its impact to the historic resource and requested additional environmental review. Approximately 11 people spoke in support of the department's CEQA determination, and in favor of the project's adaptive reuse for housing.

Questions from Supervisors Mandelman, Dorsey, and Stefani included asking the Department to elaborate on the approach to identifying project impacts in the context of GPEs under the Housing Element EIR. In addition, the department was asked to clarify the project-level review required in a GPE to identify significant impacts and required mitigation for Historic Resources.

Supervisor Stefani provided closing remarks, noting that the department was very clear in the Housing Element EIR about its intention to streamline CEQA review of future housing development, and the department's project-level review of the project was sufficient. She noted that if the board followed the appellants' arguments, then all projects could be considered peculiar – effectively prohibiting streamlining altogether. She further went on to encourage the Board to affirm their commitment to the policies passed in the Housing Element and to say yes to building affordable housing and family housing in a high resource area.

When called to a vote, the Supervisors affirmed the general plan evaluation and denied the appeal +10-1 with Supervisor Peskin opposed. Supervisor Peskin provided no remarks during the hearing, making it unclear why he decided to vote no.

Corey Teague, Zoning Administrator:

Good afternoon, President Diamond, Commissioners. Corey Teague, Zoning Administrator. It's a tough report to have to follow up. The Board of Appeals did meet last night, and they heard one case that is of interest to the Commission. And it was the appeal of the Coastal Zone Permit for the Great Highway Pilot Project and associated Traffic Calming Measures. That coastal permit was heard and granted by the Commission in November 9th of last year. There was a decent amount of public comment at that hearing, but the Planning Commission granted that unanimously. There were three appellants to that decision and their concerns were primarily around issues of noncompliance with our local coastal program and with environmental impacts and or the lack of more

environmental study of the pilot program. It was a lively hearing, about five hours. We had around 90 public commenters, both in person and remotely. At the hearing, the Board did deliberate and ask a lot of questions, and they shared some of the concerns from the appellants. But ultimately determined that they would not be in a position to make alternative findings that the permit was not consistent with the local coastal program. So, they did ultimately vote 3 to 1, with one Commissioner absent, to deny the appeal and uphold the coastal zone permit. As you may recall, the coastal zone is kind of split into three districts, one being full Coastal Commission jurisdiction, one being very much full local and one kind of in the middle, which is where this project was, where it's kind of all local process. But there's still also an appeal option to the Coastal Commission. So that is still an option going forward for that coastal zone permit. Thank you.

Jonas P. Ionin, Commission Secretary:

Thank you. The Historic Preservation Commission did meet yesterday. They held their Election of Officers and reelected Commissioner Matsuda as President and Commissioner Nageswaran as Vice President. They then went on to hear the proposed Department Budget and Work Program and adopted a recommendation to you to approve today and heard an informational presentation on the Waterfront Resilience Program, which you will also hear, I believe in the beginning of March.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – 2515 Folsom Street CUA hearing has facets reflecting Constraints Reduction Ordinance and issues that will be before Commission with Rezoning. Key lots are issues. Adjacent lot w/TICs 2981-2983 21st Street concerned with roof decks, stair penthouses, parapets becoming issues. Two roof decks for just two of Folsom units. Roof open to entire building. Access to decks not clearly exclusive based on plans. Project sponsor did not want to lower parapet because children using the open space on roof decks could fall. Objectively are roof decks good open space for children? Should family housing provide the required open space in the rear yard at grade? Objective standard for stair penthouses RDGs pages 38-39, includes objective standards for parapets. Workforce housing. Workers living in Folsom currently, not when finished. High-end, expensive, market rate housing in the Priority Equity Geographies? 21st Street: Codifying Flat Policy, original location and configuration. Adding an ADU.
Tom Radulovich – Step up and plan the city, land use plan

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; when applicable, followed by a presentation of the project sponsor team; followed by public comment. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

7. [2023-011362PCA](#) (A. MERLONE: (628) 652-7534)
TOBACCO PARAPHERNALIA ESTABLISHMENTS IN NORTH OF MARKET SPECIAL USE DISTRICT [BF 231225] – **Planning Code Amendment** – Ordinance, sponsored by Supervisor Preston, amending the Planning Code to require in the North of Market Special Use District (SUD) that Tobacco Paraphernalia Establishments where any Tobacco Paraphernalia is sold, delivered, distributed, furnished, or marketed obtain conditional use authorization, and to establish that after 18 months of non-use, a legal non-conforming Tobacco Paraphernalia Establishment in the SUD will be deemed abandoned, preventing its restoration except as a new Tobacco Paraphernalia Establishment; 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 findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Audrey Merlone – Staff report

+ Kyle Smeallie, Sup. Preston's office – Introduction to the ordinance
 + Shayan – Will be beneficial for the Tenderloin
 + Greg Johnson – Requesting for a complete ban vs. CUA
 + Pretiva – Public safety
 + Kate Robinson – Solution to a growing problem at the Tenderloin
 + Chris Shulman – Special controls
 = Liz Watty – Response to comments and questions
 = Rich Hillis – Response to comments and questions
 = Kimia Haddadan – Response to comments and questions
 = Corey Teague – Response to comments and questions
 = Kristen Jensen, CAT – Response to comments and questions

ACTION: Approved with Staff Recommendations; including: a quarter-mile boundary, with a recommendation to look into limiting hours of operation and an 18 mos. abandonment period.

AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond

ABSENT: None

RESOLUTION: [21508](#)

8. [2024-000027PCA](#) (V. FLORES: (628) 652-7525)
PARCEL DELIVERY SERVICE [BF 231223] – Planning Code Amendments – Ordinance, sponsored by Supervisor Chan, to amend the Planning Code to require Conditional Use authorizations for establishing Parcel Delivery Service uses, prohibit Parcel Delivery Service as an accessory use, and revise zoning control tables to reflect these changes; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Veronica Flores – Staff report
 + Sup. Chan – Introduction to the ordinance
 + Apollo Wallace – Opposes the staff recommendations
 + John Buchar – Planning controls, approve Sup. Chan's legislation
 + Kim Tavaglione – Doesn't build community, support downtown businesses
 + James – Accept sup's legislation as is
 + Joe – Parcel delivery needs to be regulated
 + Jacob – Supports Sup. Chan's legislation as presented
 + Will Roscoe – Environmental justice, Amazon project
 + Speaker – Amazon project, will harm livability
 + Celia Schuman – Concerns involving the Amazon project, potential traffic
 + Rudy Gonzalez - Disagree with the recommendations, regulate
 + Mark Gleason – Waymo's, Amazon, reject staff recommendations
 + Peter Ziblatt – Staff recommendation no. 1
 = Tam Tran – Response to comments and questions
 = Rich Hillis – Response to comments and questions
 = Aaron Starr – Response to comments and questions

ACTION: Approved as proposed; Recommending the Supervisor continue working with the Department on their proposed modifications, including: an exemption for off-site uses from the idling signage requirement; smaller uses from the electrification condition to a criteria and a simpler CUA process, removing the analysis requirement; and a Citywide economic analysis.

AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond

ABSENT: None

RESOLUTION: [21509](#)

9. [2023-010074CRV](#) (K. LEI: (628) 652-7321)
 FY2024-2026 PROPOSED DEPARTMENT BUDGET – Request to **Adopt** the Department's proposed revenue and expenditure budget for FY2024-2025 and FY2025-2026.
Preliminary Recommendation: Adopt

SPEAKERS: = Katie Lei – Staff presentation
 - Jerry Dratler – Are assumptions reasonable
 = Liz Watty – Response to comments and questions
 ACTION: Adopted
 AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
 ABSENT: None
 RESOLUTION: [21510](#)

10. [2020-000805AHB](#) (J. HORN: (628) 652-7366)
 5425 MISSION STREET – southeast corner of Florentine Street; Lots 019 and 019A in Assessor's Block 6468 (District 11) – Request for **HOME-SF Project** Authorization pursuant to Planning Code Sections 206.3, 328, and 720 to demolish an existing two-story, 3,500-square-foot trade office and construct a new 45-foot tall, 27,932 square foot, four-story-over-basement mixed-use building. The Project includes 29 dwelling units (which includes 17 one-bedroom, 11 two-bedroom, and one three-bedroom unit), a 646 square foot commercial space on the ground floor, and a basement parking garage with 12 off-street parking spaces, 29 Class I and six Class II bicycle parking space. The subject property is located within the Excelsior Outer Mission Street NCD (Neighborhood Commercial District) Zoning District, the Priority Equity Geographies SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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: = Jeff Horn – Staff report
 + Tara Sullivan – Project sponsor presentation
 - Yllana – Overcrowded streets, issues with parking, shadow and privacy issues
 ACTION: Approved with Conditions as amended by Staff
 AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
 ABSENT: None
 MOTION: [21511](#)

11. [2023-006894CUA](#) (M. DITO: (628) 652-7358)
 1571 SHRADER STREET – west side between Carmel Street and Belgrave Avenue; Lot 017 in Assessor's Block 1289 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to authorize the removal of an Unauthorized Dwelling Unit on the ground floor of the subject property. The subject property is located within a RH-2 (Residential, House – Two-Family) Zoning District, the Family Housing Opportunity SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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: = Matt Dito – Staff report
 + Seth Brook – Project sponsor presentation
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Imperial, Koppel, Moore, Diamond
 ABSENT: None
 MOTION: [21512](#)

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by the project sponsor team; followed by public comment. 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.

13. [2023-002706DRP-04](#) (D. WINSLOW: (628) 652-7335)

72 HARPER STREET – west side between Randall and Laidley Streets; Lot 010 in Assessor's Block 6652 (District 8) – Request for **Discretionary Review** of Building Permit No. 2023.0316.3798 to construct an accessory dwelling unit and a rear horizontal and vertical addition to a two-story single-family dwelling within a RH-1 (Residential House – One Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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: Do Not Take Discretionary Review and Approve

SPEAKERS:	= David Winslow – Staff report - David Garofoli – DR 1 presentation - Brian O'Neal – Represents DR 4 - Michael Lee – DR 3 presentation + Dennis Budd – Project sponsor presentation - Isabel and Jason – Concerns to the cascading effect of the home, impact to light + Tom McDonald – Owner rebuttal + Julie Park – Owner rebuttal
ACTION:	No DR
AYES:	Braun, Ruiz, Imperial, Koppel, Moore, Diamond
ABSENT:	None
DRA:	848

ADJOURNMENT 4:23 PM

ADOPTED FEBRUARY 22, 2024