

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, October 24, 2024
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: SO, MOORE, CAMPBELL, BRAUN, MCGARRY, WILLIAMS
COMMISSIONERS ABSENT: IMPERIAL

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SO AT 12:06 PM

STAFF IN ATTENDANCE: Aaron Starr, Audrey Merlone, Heather Samuels, Vincent Page, 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.

1. 2024-002816CUA (M. TAYLOR: (628) 652-7352)
28-30 DAY STREET – north side between San Jose Avenue and Dolores Street; Lot 007 in Assessor's Block 6634 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing building with two legal dwelling units and one unauthorized dwelling unit and construct a new three-unit residential building within a RH-3 (Residential- House, Three 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\(h\)](#).
(Proposed for Continuance to November 14, 2024)

SPEAKERS: None
ACTION: Continued to December 12, 2024
AYES: Campbell, McGarry, Williams, Braun, Moore, So
NAYS: None
ABSENT: Imperial

2. 2018-012918DRM (A. TAN: (628) 652-7403)
986 SOUTH VAN NESS AVENUE – west side between 21st and 20th Streets; Lot 010 in Assessor's Block 3610 (District 9) – Request for **Mandatory Discretionary Review** of Building Permit Application No. 2018.0914.0274 to allow a change in tenure to a Rental Project and to modify the elected method of compliance for the Inclusionary Housing Program from on-site units to payment of the Affordable Housing Fee per Planning Code Section 415.5(g)(3) within a RTO-M (Residential Transit Oriented – Mission) Zoning District and 50-X Height and Bulk District.
(Proposed for Continuance to November 14, 2024)

SPEAKERS: None
ACTION: Continued to November 14, 2024
AYES: Campbell, McGarry, Williams, Braun, Moore, So
NAYS: None
ABSENT: Imperial

3. 2024-003394CUA (C. ALEXANDER: (628) 652-7334)
32-34 BLAKE STREET – eastside between Geary Boulevard and Euclid Avenue; Lot 013 in Assessor's Block 1068 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, for the removal of an Unauthorized Dwelling Unit (UDU) located at the ground floor of an existing three-story, two-unit residential building, within a RH-2 (Residential-House, Two Family) Zoning District, Family and Senior 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\(h\)](#).
(Proposed for Continuance to December 12, 2024)

SPEAKERS: None
ACTION: Continued to December 12, 2024
AYES: Campbell, McGarry, Williams, Braun, Moore, So
NAYS: None
ABSENT: Imperial

4. 2024-000567DRP (D. WINSLOW: (628) 652-7335)
2007 9TH AVENUE – west side between Pacheco Street and Alton Avenue; Lot 001R in Assessor's Block 2129 (District 7) – Request for **Discretionary Review** of Planning Application 2024-000567PRJ to construct a vertical addition to a two -story single-family building 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\(h\)](#).
WITHDRAWN

SPEAKERS: None
ACTION: Withdrawn

- 15a. [2024-007906GPA](#) (A. MERLONE: (628) 652-7534)
CENTRAL SOMA AND TRANSIT CENTER DISTRICT COMMERCIAL DEVELOPMENT REQUIREMENTS – General Plan Amendment – Ordinance, initiated by the Planning Commission, amending the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District Sub-Area Plan areas; 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 340.
Preliminary Recommendation: Adopt a Recommendation for Approval
 (Continued from Regular hearing on October 17, 2024)

SPEAKERS: None
 ACTION: Continued to November 7, 2024
 AYES: Campbell, McGarry, Williams, Braun, Moore, So
 NAYS: None
 ABSENT: Imperial

- 15b. [2024-006988PCAMAP](#) (A. MERLONE: (628) 652-7534)
CENTRAL SOMA AND TRANSIT CENTER DISTRICT COMMERCIAL DEVELOPMENT REQUIREMENTS [BOARD FILE NO. 240787] – Planning Code and Zoning Map Amendment – Ordinance, introduced by the Mayor, amending the Planning Code and Zoning Map to reduce commercial development requirements in the Central SoMa Special Use District and remove the Transit Center C-3-0(SD) Commercial Special Use District; 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.
Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications
 (Continued from Regular hearing on October 17, 2024)

SPEAKERS: None
 ACTION: Continued to November 7, 2024
 AYES: Campbell, McGarry, Williams, Braun, Moore, So
 NAYS: None
 ABSENT: Imperial

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.

5. [2024-005761CUA](#) (C. ALEXANDER: (628) 652-7334)
2298 LOMBARD STREET – northeast corner of Pierce Street; Lot 029 in Assessor’s Block 0490 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 712, to establish an approximately 2,087- square-foot Formula Retail Personal Service use for a wellness studio (d.b.a. SweatHouz) within a vacant tenant space at the ground floor of an existing four-story mixed-use building, within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, Family and Senior Housing Opportunity SUD (Special Use District), and 40-X Height and Bulk District. No exterior alterations are proposed to the subject building. 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: Campbell, McGarry, Williams, Braun, Moore, So
 NAYS: None
 ABSENT: Imperial
 MOTION: [21631](#)

6. [2024-002120CUA](#) (E. OROPEZA: (628) 652-7416)
1888 MISSION STREET, SUITE B – northwest corner of 15th Street; Lot 053 in Assessor's Block 3547 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 754, to allow the expansion of an existing Trade Shop use (d.b.a AlphaGraphics) and the merger of existing ground floor commercial spaces that would result in a commercial space greater than 1,500 gross square feet within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Priority Equity Geography SUD (Special Use District), Mission Alcoholic Beverage SUD (Special Use District), and 65-X Height and Bulk District. No exterior alterations are proposed to the subject building. 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: Campbell, McGarry, Williams, Braun, Moore, So
 NAYS: None
 ABSENT: Imperial
 MOTION: [21632](#)

7. [2023-010718CUA](#) (W. WONG: (628) 652-7466)
1337 MISSION STREET – southwest corner of Washburn Street; Lot 037 in Assessor's Block 3509 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303, to establish a Parcel Delivery Service Use (a cannabis delivery business), within an existing vacant retail space on the second floor of an existing three story commercial building, within a C-3-G (Downtown General Commercial) Zoning District and 160-M Height and Bulk District. There will be no expansion of the existing building envelope. 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

(Continued from Regular hearing on October 17, 2024)

NOTE: On October 17, 2024, after hearing and closing public comment, and after being pulled off of Consent; Continued to October 24, 2024 by a vote of +6 -0 (Imperial absent).

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Campbell, McGarry, Williams, Braun, Moore, So
 NAYS: None
 ABSENT: Imperial
 MOTION: [21633](#)

C. COMMISSION MATTERS

8. LAND ACKNOWLEDGEMENT

Commissioner McGarry:

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.

9. CONSIDERATION OF ADOPTION:

- [Draft Minutes for October 10, 2024](#)

SPEAKERS:	None
ACTION:	Adopted
AYES:	Campbell, McGarry, Williams, Braun, Moore, So
NAYS:	None
ABSENT:	Imperial

10. COMMISSION COMMENTS/QUESTIONS

President So:

So, I'd like to share something with everyone today. We received a letter from the Mission communities regarding to the 2588 Mission Street project, a couple weeks ago, and subsequently, myself and Commissioner Williams, went and had a virtual meeting with the community stakeholders, and we discussed about two things. We discussed about potentially creating a subcommittee of some type to continue the dialog of understanding and their concerns, and also considering to postpone our hearing on that project from November to mid-January. So, I'd like to hear if any of my fellow Commissioners and staff have any comment to it.

Rich Hillis, Planning Director:

I think that's fine. We'll work with you all to try to figure out the best way to have a meeting in the Mission, whether that's a subcommittee meeting or a community meeting. I think there was leaning towards a subcommittee meeting, and we will postpone and find a time in Septem-- in January for the hearing. And potentially that community meeting to happen prior to that. So, we'll work to figure out the dates, but we'll let the sponsor know that this is being continued till January.

President So:

That would be great. Thank you.

Commissioner Williams:

Just I know that the Mission community was given an option. And so I don't know if they've gotten back to you yet on that, but I just wanted to thank you for having that meeting. I think it was, you know, very respectful, given all the circumstances around what happened at that site and to the community. And so, I just want to publicly thank you for doing that. Thank you.

Commissioner Moore:

I wanted to thank Director Hillis for continuing items 15 a and b. It was something that I spent a lot of time trying to understand and embrace. Obviously, coming out of the tradition of a very, very lengthy planning process for Central SoMa, this is particularly appropriate, particularly while everything seems to be heading in the right direction. Thinks there are a couple of questions that would be lengthy to have today, but perhaps we can talk about some informally off the record to make this a slightly more principled based guidance to future development. Thank you.

D. DEPARTMENT MATTERS

11. DIRECTOR'S ANNOUNCEMENTS

None.

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

Aaron Starr, Manager of Legislative Affairs:

Good afternoon, commissioners, Aaron Starr manager of legislative affairs.

Land Use Committee

240909 Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts. Sponsors: Peskin; Chan, Preston, Walton and Ronen.

This week the land use committee considered interim controls sponsored by Supervisor Peskin.

The proposed interim controls would require conditional use authorization when any new Non-Residential Use takes over a space where the immediately prior use was a Legacy Business. The controls have two exemptions:

1. When the subject non-residential space has had no occupant and has not been open to the public for three or more years from the date the application for the new use is filed, or
2. When the Legacy Business been removed from the Legacy Business Registry.
3. These interim controls apply to all NC Districts as well as the Chinatown Mixed Use Districts. They would be in effect for 18 months.

During the hearing, Supervisor Peskin stated that he introduced these interim controls to help protect legacy business from displacement particularly in response to the proposed state mandated upzoning. The Supervisor believes that the upzoning along commercial corridors could displace hundreds of legacy businesses.

During the hearing about 11 people all spoke in favor of the ordinance. No one spoke in opposition.

After public comment, Supervisor Preston expressed his concern that Planning wasn't bringing this idea forward. He said the Planning Department was moving forward with the rezoning with "reckless disregard for known risks."

Supervisor Melgar added herself as a cosponsor and stated that she wants the city to investigate these controls for not just legacy businesses but all small businesses.

The item was forward to the Full Board with a positive recommendation as a committee report.

Board of Supervisors

240806 Public Works Code, Planning Code - Fee Waiver for Vicha Ratanapakdee Mosaic Stairway. Sponsor: Stefani. Staff: Merlone. Passed First Read

231268 Planning Code - Eliminating Public Art Requirement for 100% Affordable Housing Projects. Sponsor: Dorsey. Staff: Merlone. Passed First Read

240909 Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts. Sponsors: Peskin; Chan, Preston, Walton and Ronen. Adopted

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – DR withdrawn for 428 Collingwood. Expansion of stair penthouse to enclose roof deck. History of project: Look at before and after photos. Original house sold December 2014 for \$1.875 million, nearly \$700k over asking price of \$1.195 million from one week earlier. This is the start of the Major Alteration frenzy taking advantage of Demo Calcs to Demolish housing. Application made in 2015. Three NOPDRs required to get Demo Calcs. No Calcs on SFPIM. Calcs questionable due to outcome of project? Or is the issue that the Calcs should have been adjusted twice by 2015 since set in 2009? Project completed/sold December 2017 for \$6.2 million. Sold again May 2022 to LLC for \$7.7 million. Original house was perfectly livable and sound. It looked like housing all over the City and in the PEGs. Housing Element requires Protection of housing. Adjust Demo Calcs per Section 317 (b) (2) (D).
Sue Hestor – Advance calendar, 30 Van Ness and 10 South Van Ness, SB 243 projects

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.

13. [2024-008634PCA](#) (V. FLORES: (628) 652-7525)
INCLUSIONARY HOUSING ORDINANCE [BF 240873] – Planning Code Amendments – Ordinance, sponsored by Mayor Breed, to amend the Planning Code to permit the use of California Debt Limit Allocation Committee tax-exempt bond financing and tax credits under the Tax Credit Allocation Committee for certain affordable housing projects that provide additional affordable units or deeper affordability levels than required by the Inclusionary Housing Ordinance; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and general welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.
Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications

SPEAKERS: = Aaron Starr – Staff report
- John Avalos – Not a significant benefit overall
+ William Wilcox, MOHCD – Response to comments and questions
ACTION: Adopted a Recommendation for Approval with Staff modifications
AYES: Campbell, McGarry, Braun, Moore, So
NAYS: Williams
ABSENT: Imperial
RESOLUTION: [21634](#)

14. [2024-008633PCA](#) (A. MERLONE: (628) 652-7534)
524 AND 530 HOWARD STREET – TRANSIT CENTER DISTRICT OPEN SPACE IMPACT FEE WAIVER FOR 524 HOWARD STREET, LLC [BF 240879] – Planning Code Amendments – Ordinance, introduced by Supervisor Dorsey, amending the Planning Code to waive the Transit Center District Open Space Impact Fee for 524 Howard Street, LLC's development project at 524 and 530 Howard Street in recognition of the project's proposed construction of a pedestrian bridge connecting to the Transbay Transit Center's rooftop park; affirming the Planning Commission'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, and findings of public necessity, convenience, and general welfare findings under Planning Code Section 302.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Audrey Merlone – Staff report
 + Madison Tam, Legislative aide to Sup Dorsey – Introduction to the ordinance
 ACTION: Adopted a Recommendation for Approval
 AYES: Campbell, McGarry, Williams, Braun, Moore, So
 NAYS: None
 ABSENT: Imperial
 RESOLUTION: [21635](#)

16. [2023-011096CUA](#) (H. SAMUELS: (628) 652-7545)
225 SAN LEANDRO WAY – east side between Monterey Boulevard and Darien Way; Lot 015 in Assessor's Block 3253 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 186.3, 209.1, 303 and 710 to establish a General Entertainment use on the subject property (d.b.a. The Gregangelo Museum) while retaining the existing single-family residence. The subject property is designated as San Francisco City Landmark No. 318. Per Planning Code Section 186.3, a City Landmark within RH Zoning District may seek Conditional Use Authorization to authorize any use listed as a Principal or Conditional Use permitted on the ground floor in the NC-1 Zoning District. General Entertainment is a principally permitted use on the ground floor in the NC-1 Zoning District. The subject property is within a RH-1(D) (Residential, House Detached) 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: Approve with Conditions

SPEAKERS: = Heather Samuels– Staff report
 + John Bradley – Project sponsor presentation
 - Speaker – Concerns regarding authorization from RH-1 to NC-1
 + Josh – Museum provides the most artistic experience
 + Indra – Employees are respectful of the neighbors
 + Heather Rodgers – A safe harbor for many
 + Bella – Owner and team's leadership and support is very vital to the arts
 + Speaker – Visited the museum many times, true mirror of the soul of SF
 + Speaker – Practitioners of healing hearts
 + James Napoli – Will not affect the neighborhood negatively
 + Angelica – Diversity and culture
 + Zoey – Rare and unique
 + Cecilia – Mentors emerging artists
 + Tatyana – Life changing experience, have not experienced any negative impacts
 + Maya – Amazing house, beautiful community
 + Judy – Caring and unique
 + Carter Brooks – Provides peace
 + Bettina Devin – Influence on the artists
 + Kai Kenichu – Place of support, helps with mental health
 + Kate – Contributed to the neighborhood, vibrancy of SF
 + David Cost – Uniqueness of the place
 + Lucy – Had a very nice experience
 + Angela Bennett – Healing and magical place
 + Susan Brown – Supports the arts
 + Yuko Terasawa – Very respectful neighbor
 + Anthony Rawlins Mullin – Support
 + Bryan – Genuine city gem
 + Andres Patino – Not a typical museum, connects and engages
 + Speaker – Wonderful person
 + Nick Brentley – Consider art
 + Speaker – Good neighbor
 + Speaker – Community building, good neighbor

+ Tom Duffy – HOA actions
 + Ian Faatar – Mode of operation and inclusiveness
 + Steven Raspa – Not a menace, embed arts and culture in the city
 = Richard Kurylo – Background on the Legacy Business Registry application
 + Brian Whiting – Grateful for the Gregangelo
 + Marcelo DeFreides – No complaints from neighbor, HOA issue
 + Darlene Popovich – Magical place, man of magic
 + Greg Angelo – Owner
 = Elizabeth Watty – Response to comments and questions
 = Austin Yang, Deputy City Attorney – Response to comments and questions
 ACTION: Approved with Conditions as amended by Staff
 AYES: Campbell, McGarry, Williams, Braun, Moore, So
 NAYS: None
 ABSENT: Imperial
 MOTION: [21636](#)

17. [2024-005356CUA](#) (V. PAGE: (628) 652-7396)

229-233 WHITNEY STREET – east side between Fairmount and Chenery Streets; Lot 025 in Assessor's Block 6685 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to legalize the demolition of a two-story residential building with three dwelling units (as defined under the Planning Code) and construct a four-story, approximately 4,700 gross square-foot building with two dwelling units and an attached, State-mandated Accessory Dwelling Unit in the rear yard, three off-street automobile parking spaces, and three Class 1 bicycle parking spaces within a RH-2 (Residential House, Two-Family) Zoning District, Central Neighborhoods Large Residence 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: Disapprove

(Continued from Regular hearing on October 17, 2024)

NOTE: On October 17, 2024, after hearing and closing public comment, adopted a Motion of Intent to Disapprove and Continue to October 24, 2024, with direction to the Sponsor by a vote of +6 -0 (Imperial absent).

SPEAKERS: = Vincent Page – Staff report
 + Kate McGee – Project sponsor presentation
 - Georgia Schuttish – Illegal demolition
 - Kevin Kearney – Lightwell
 - Michael Lozeau – Consider only proposal 2 and deny
 - Speaker – SB 330 does not apply
 - Adam Cross – Use the May 2023 design
 - Speaker – Consider a code compliant conversion, use May 2023
 - Noelle Spurgeon – Lack of willingness to engage with the neighbors in good faith
 - Speaker – Debris dumped in their driveway, deny current design
 - Norma – Afraid for her health
 - David Rudolph – Current proposed plans ignored the concerns of neighbors
 + Martin Kellog – Response to comments and questions
 + Laura Strazzo – Response to comments and questions
 = Elizabeth Watty – Response to comments and questions
 + Ryan Patterson – Response to comments and questions
 = Austin Yang, Deputy City Attorney – Response to comments and questions
 = Rich Hillis – Response to comments and questions
 ACTION: Approved with Conditions as amended to include:
 1. Eliminate of the fourth floor;
 2. Combine the north lightwells with a depth of five feet; and
 3. Frosted lightwell windows on the second floor.
 AYES: McGarry, Williams, Braun, Moore, So

NAYS: Campbell
ABSENT: Imperial
MOTION: [21637](#)

ADJOURNMENT 3:55 PM

ADOPTED NOVEMBER 7, 2024