

[Zoning Appeal]

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Motion approving decision of the Planning Commission by its Motion No. 16134, which approving approved Conditional Use Application No. 99.201C, on property located at 3620 19th Street, and adopting findings pursuant to Planning Code Section 101.1. approving Conditional Use Application No. 99.201C with the conditions approved by the Planning Commission as amended by new conditions imposed by the Board of Supervisors.

MOVED, That the decision of the Planning Commission by its Motion No.16134, dated April 5, 2001 approving Conditional Use Application No. 99.210C, subject to certain conditions, a conditional use authorization to develop a residential project comprised of 43 dwelling units and 52 off-street parking spaces, requiring conditional use approval to develop the project as a Planned Unit Development, with exceptions from rear yard requirements and residential density standards within an RH-2 (Residential, House, Two-Family) District and an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District, on property located at:

3620 19th Street, bounded on the south by 19th Street, on the north by 18th

Street, on the west by Oakwood Street and on the east by Guerrero Street;

Lots 18, 68, 70, in Assessor's Block 3587,

be and the same is disapproved; and be it

FURTHER MOVED, That the Board of Supervisors hereby approved Conditional Use Application No. 99.210C, subject to the conditions imposed by the Planning Commission in

its Motion No. 16134 as amended by the following conditions imposed by the Board of

Supervisors:

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3 1) Gateway building façade will be notched back from adjacent corner building. 2) Gateway
4 building will be articulated as two masses on 19th Street creating the appearance of two
5 separate buildings. 3) The northern portion of the Gateway building will be reduced in size.
6 4) Emergency vehicle access shifted west with addition of a lobby and secured indoor
7 entrance. 5) Southern row house will be removed from west side the row of houses. 6)
8 Second floor bedroom windows of western row of houses must face south, not west towards
9 Oakwood. 7) The one-story; access from the Garage to the northern end of the Courtyard
10 will be relocated to ensure light for existing windows. 8) The eastern end of the Commons
11 Building will be reduced in size. 9) The roofs of Mews Buildings will be pitched down to the
12 east to reduce height at property line. 10) One Mews Building shown on the 15 March 2001
13 site plan has been removed. 11) One pair of Mews Buildings will be shifted to align directly
14 behind existing industrial building. 12) Project shall have up to 39 dwelling units and 52
15 independently accessible off-street parking spaces. 13) The Project Sponsor shall
16 designate a total of 5 units as affordable [Below Market Rate (BMR) rental units to be
17 constructed on the site of the principal project. 14) One of these five BMR units shall be of
18 the Project Sponsor's choosing, while the remaining four (10 percent) of the BMR units shall
19 reflect the unit size mix of the market rate units and shall be distributed in the following range
20 of unit sizes: 2 two bedroom units in the Gateway Building; 1 one-bedroom unit in the
21 Gateway Building; 1 two-bedroom unit in the Commons Building. 15) All five of the BMR
22 units shall be (i) interspersed evenly throughout the project. (ii) marked concurrently with the
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rental of the market-rate units in the Project and (iii) constructed of the same quality and materials as the market-rate units in the Project.

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City and County of San Francisco

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

Tails Motion

File Number: 010877

Date Passed: June 25, 2001

Motion disapproving decision of the Planning Commission by its Motion No. 16134, which approved Conditional Use Application No. 99.201C, on property located at 3620 19th Street, and approving Conditional Use Application No. 99.201C with the conditions approved by the Planning Commission as amended by new conditions imposed by the Board of Supervisors.

May 29, 2001 Board of Supervisors — CONTINUED

Ayes: 8 - Gonzalez, Hall, Leno, Maxwell, Newsom, Peskin, Sandoval, Yee

Noes: 2 - Ammiano, Daly

Absent: 1 - McGoldrick

June 18, 2001 Board of Supervisors — CONTINUED

Ayes: 10 - Ammiano, Daly, Hall, Leno, Maxwell, McGoldrick, Newsom, Peskin, Sandoval, Yee

Noes: 1 - Gonzalez

June 25, 2001 Board of Supervisors — AMENDED

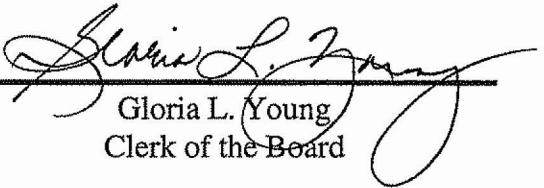
June 25, 2001 Board of Supervisors — APPROVED AS AMENDED

Ayes: 9 - Ammiano, Hall, Leno, Maxwell, McGoldrick, Newsom, Peskin, Sandoval, Yee

Noes: 2 - Daly, Gonzalez

File No. 010877

I hereby certify that the foregoing Motion
was APPROVED AS AMENDED on June 25,
2001 by the Board of Supervisors of the City
and County of San Francisco.


Gloria L. Young
Clerk of the Board