



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 22, 2018
Continued from the March 8, 2018 Hearing

Date: March 15, 2018
Case No.: 2016-003836CUAVAR
Project Address: 114 LYON STREET
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1220/020
Project Sponsor: Thomas Tunny
Reuben, Junius & Rose, LLP
One Bush Street, Ste. 600
San Francisco, CA 94104
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org
Recommendation: **Approve with Conditions**

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BACKGROUND

The Planning Commission heard the case at its March 8, 2018 hearing. At that time, the Commission made a motion of intent to approve the project and continued the item to the March 22, 2018 hearing. The Commission requested the City Attorney investigate if it is possible to create a condition of approval that would protect the interior spaces of the historic home and require all permits for interior renovations to be reviewed by the Planning Department and not be approved over-the-counter at the Planning Information Center.

A third kitchen remains on the top floor of the building. Since the authorized use of the building is being changed from four-family to two-family, staff has included a condition in the draft motion requiring removal of any remaining cooking facilities from the dwelling units that were removed.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must adopt the attached Draft Motion to approve case No. 2016-003836CUAVAR to allow the legalization of a dwelling unit merger in an RH-3 District.

RECOMMENDATION: Approve with Conditions

Attachments:
Draft Motion

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: MARCH 22, 2018

Case No.: **2016-003836CUAVAR**
Project Address: **114 LYON STREET**
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1220/020
Project Sponsor: Thomas Tunny
Reuben, Junius & Rose, LLP
One Bush Street, Ste. 600
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Property Owner: Lucia Howard
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 317 OF THE PLANNING CODE TO ALLOW THE LEGALIZATION OF A DWELLING UNIT MERGER OF FOUR DWELLING UNITS INTO TWO DWELLING UNITS AT 114 LYON STREET IN ASSESSOR'S BLOCK 1220, LOT 020 WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND THE 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 15, 2016, Thomas Tunny (hereinafter "Project Sponsor") filed Application No. 2016-003836CUAVAR (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to merge four dwelling units into two dwelling units (hereinafter "Project") at 114 Lyon Street, Block 1220 Lot 020 and 024 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2016-003836CUAVAR is located at 1650 Mission Street, Suite 400, San Francisco, California.

On October 19, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2016-003836CUAVAR and continued the hearing to December 21, 2017. Without hearing the project was further continued to February 8, 2018 and once again to March 8, 2018. On March 8 the matter was reviewed and continued to March 22, 2018 for final action by the Commission.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2016-003836CUAVAR, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The project sponsor seeks Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, to legalize a residential merger of four dwelling units into two dwelling units. The Project authorizes the interior reconfiguration that resulted in the creation of one 3,096 square foot dwelling unit on three floors above the garage and relocation of one 341 square foot unit behind the garage. Both units have access to a common rear yard. A variance is being sought from the rear yard requirement (Planning Code Section 134) to legalize decks and stairs constructed in a required setback without permit. The Zoning Administrator will consider the variance request following the Planning Commission's consideration of the request for Conditional Use Authorization.
3. **Site Description and Present Use.** The project site is located on the east side of Lyon Street between Oak and Page Streets on Lot 020 in Assessor's Block 1220. The project site currently contains a 4-story residential building likely constructed as a single-family dwelling circa 1891 in a Queen Anne style. By 1962, the building had been subdivided with permit into four apartments on three floors above the garage level: a full floor one-bedroom apartment on the first floor; a one-bedroom apartment and a studio apartment on the second floor; and a one-bedroom apartment on the third floor. The Report of Residential Building Record indicates that the legal authorized occupancy and use is a four-unit dwelling. The 2,279 square foot subject lot measures 25 feet wide by 91 feet deep. The historic residence at 114 Lyon Street is a contributor to the Buena Vista North and Panhandle Historic Districts.

The large family-sized unit has the appearance of a single-family dwelling with an in-law unit on the ground floor and was purchased by the current owners with the intent to be used as such. As noted by the Project Sponsor, the main unit is owner-occupied and the studio is tenant-occupied.

4. **Surrounding Properties and Neighborhood.** The surrounding neighborhood has a defined architectural character, consisting primarily of rows of similar three- to four-story, multi-family residences. The subject building is flanked by similar buildings constructed by the same architect and builder. Adjacent to the subject lot to the north is a four-story, three-unit residence at 114-116 Lyon Street. The adjacent building to the south at 112 Lyon Street is a four-story single-family

residence. The surrounding neighborhood blocks are primarily residential in character. The Panhandle of Golden Gate Park is located a block to the north and Buena Vista Park is located two blocks to the south. Other zoning districts within the vicinity of the project site include: RM-1 (Residential, Mixed, Low-Density) and P (Public).

5. **Public Outreach and Comments.** As of October 6, 2017, the Project Sponsors have provided a petition expressing support for the residential merger. The Department has not received any other correspondence related to the project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Rear Yard Requirement.** Planning Code Section 134 requires the subject property maintain a rear yard equivalent to 25% of the lot depth (22.75 feet).

The Project per the 1962 building plans had a multi-level rear stair that encroached into the rear yard; this stair was removed and replaced with a larger structure without permit. The proposal seeks to legalize this structure that is set back 16 feet from the rear property line. Therefore, the project requires a variance from the rear yard requirement.

- B. **Residential Usable Open Space.** Planning Code Section requires a minimum of 100 square feet of usable private or 133 square feet of common open space per dwelling unit.

The project has a rear yard, approximately 400 square feet in size, provided as common open space. Therefore, the proposed legalization of a two-unit building complies with this requirement.

- C. **Dwelling Unit Exposure.** Planning Code Section 140 requires new dwelling units face onto a public street, public alley at least 20-feet in width, side yard at least 25-feet in width or code-complying rear yard.

The Project proposes a dwelling unit merger where the main unit fronts a public street and the second unit faces a nonconforming rear yard. The former four-unit building contained one nonconforming rear yard-facing unit. Since the existing relocated second unit is equivalent in size to one of the units that was removed the unit would retain this legally nonconforming status.

- D. **Off-Street Parking.** Planning Code Section 151 requires one off-street parking space per dwelling unit.

As part of the dwelling unit merger, the off-street parking count will not be affected, and no additional parking is required. The subject building provides one off-street parking space and would maintain it's legally nonconforming status.

- E. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit in the RH-3 Zoning District.

The proposed project would provide four Class 1 bicycle parking spaces in the garage. Therefore, the project would comply with this requirement.

- F. **Dwelling Unit Density.** In the RH-3 Zoning District, pursuant to Planning Code Section 209.1, three dwelling units are principally permitted per lot.

As previously configured, the subject building was legally nonconforming with four dwelling units. As proposed, the project results in two dwelling units per lot and brings the existing building into conformity with the Planning Code.

- G. **Residential Merger – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to merge Residential Units. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

The project sponsor proposes to legalize a dwelling unit merger and change the authorized use of the building from four-family to two-family use resulting in a loss of two residential units.

As the project requires Conditional Use Authorization per the requirements of Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion. See Item 8 “Additional Findings pursuant to Section 317” below.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the existing building will not change. The Project legalizes the existing conditions and use of the building as two-family. The Project use would not increase the size or intensity of the existing residential use. The Project sanctions the merger of four dwellings located on the first, second and third floors and relocation of one unit to the ground floor behind the garage. The lower density brings the property into greater conformity with density limits of the planning code.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed project will not alter the existing appearance or character of the project vicinity. The proposed reduction in unit count will not affect the building envelope.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking for the current use since it allows any lawful deficiency in off-street parking spaces existing on a site that was constructed prior to the effective date of the Planning Code controls to be carried forward for the structure or use. Since the project proposes to reduce the number of units in the building, traffic impacts would be reduced.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The existing residential use would remain.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

All existing landscaping, open space, and lighting would remain.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The proposed project does not comply with all aspects of the Planning Code. The proposed project is requesting a variance from the Zoning Administrator to address the requirements for rear yard. On balance, the Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Use District.

The proposed project brings the building closer to conformity with the stated purpose of the RH-3 Zoning District, as the resulting building will have two residential units rather than four.

8. **Residential Merger – Section 317(g)(2).** This Section also establishes the criteria below for the Planning Commission to consider when reviewing applications to merge residential units under Section 317(g)(2). On balance, the Project does not comply with said criteria in that:

- A. Whether the removal of the units would eliminate only owner occupied housing, and if so, for how long the units proposed to be removed have been owner occupied;

The Project would not remove owner-occupied housing. The authorized use of the building is four-family per the Residential Building Record Report (3R). Floor plans dating from a 1962 building permit on file with the Department of Building Inspection depict this four-family layout. The building has since been modified and the actual current use is two-family.

When the current owner purchased the building in 2015, the building had already been modified to the current layout which is a single-family dwelling on three floors above the garage and a studio unit behind the garage. Due to an error by the Zoning and Compliance Division that resulted in the closing of a complaint noted as "no violation" the applicant purchased the building under the assumption that the existing use was legal and with the intent that her family would occupy the merged unit.

- B. Whether removal of the units and the merger with another is intended for owner occupancy;

The merged 3,096 square foot dwelling unit proposed for legalization is currently owner-occupied and the 341 square foot studio unit behind the garage is tenant-occupied. As per the late Mayor Lee's December 18, 2013 Executive Directive, all housing, including owner occupied, should be preserved when possible.

- C. That the removal of the unit will remove an affordable housing unit as defined in Section 401 of this Code or housing subject to the Residential Rent Stabilization and Arbitration Ordinance;

Per the Residential Building Record Report (3R) the original use of the building is unknown. However, the building was constructed circa 1891 almost certainly as a single-family house that was converted to multi-family use at some time in the mid-20th century. It is the Planning Department's position to assume that every unit is subject to the Residential Rent Stabilization and Arbitration Ordinance unless we receive information from an appropriate agency or body to the contrary.

- D. If removal of the unit removes an affordable housing unit as defined in Section 401 of this Code or units subject to the Residential Rent Stabilization and Arbitration Ordinance, whether replacement housing will be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed;

At a date unknown the building was converted to four-family use and later reduced to two-family use through an unpermitted merger. Although Planning Staff does not have the authority to make the final determination, it is assumed that the units that were merged are subject to the Residential Rent Stabilization and Arbitration Ordinance. If so, the new unit relocated from the second floor to the ground floor would also be subject to the Residential Rent Stabilization and Arbitration Ordinance.

- E. How recently the unit being removed was occupied by a tenant or tenants;

This information is unknown because the actual date of the residential merger is unknown. The Project Sponsor purchased the property in 2015 but contends that the building was used as a single-family dwelling for the past 20 years.

- F. Whether the number of bedrooms provided in the merged unit will be equal to or greater than the number of bedrooms in the separate units;

The merged units provide a greater number of bedrooms than the former four-unit layout. According to the as-built plans provided, the merged unit has five bedrooms plus a "screened-off sleeping area" whereas three of the former four units each had one bedroom and the fourth unit was a studio.

- G. Whether removal of the unit is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations;

The reconfiguration and dwelling unit merger was completed by a prior building owner. The Project is not required to correct design or functional deficiencies with the existing building. However, restoration of the lost dwelling units would result in considerable expense and demolition of the interior of the building. The Commission was impressed by the quality of the interior spaces and wishes to preserve them.

Per the Department of Building Inspection any new unit would be required to meet current Building Code and would result in a change of occupancy under the Building Code from R-3 to stricter R-2 classification. Since the applicant's family intends to occupy the merged main unit, there is no compelling reason as to why additional units should be reconstructed.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.2:

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

OBJECTIVE 3:

Protect the affordability of the existing housing stock, especially rental units.

OBJECTIVE 4:

Foster a housing stock that meets the needs of all residents across lifecycles.

Legalization of the merger will legally remove two residential units from the City's housing stock. The Project merged four dwelling units located on the second, third and fourth floors into one dwelling unit and created a new second unit on the ground floor behind the garage. The newly created 3,096 square foot family-sized unit replaced three one-bedroom apartments and one studio unit that were naturally affordable

because of their sizes and age. One size-equivalent studio has been relocated behind the garage as is currently occupied by a tenant.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project site does not contain any existing neighborhood-serving retail uses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project legalizes the merger of four dwelling units into two dwelling units and therefore does not result in any net new housing. Therefore, the Project does affect the economic diversity of the surrounding neighborhood by legalizing the removal of rent-controlled dwelling units without benefit to the larger City. The neighborhood has a defined architectural character, which will be preserved since no exterior alterations are proposed.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project legalizes the merger of dwelling units that would be considered naturally affordable because of their age and size, thus reducing the City's supply of affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project is not expected to create additional traffic or parking demand as there is no building expansion of gross floor area or increase in number of units.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project legalizes the merger of residential units; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The existing building is a contributing resource located in the Buena Vista North and Panhandle historic districts. The proposed dwelling unit merger will not affect the publicly-visible exterior of the building. Exterior changes are limited to legalization of decks and stairs located in the rear yard, no new construction is proposed.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no negative impact on existing parks and open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2016-003836CUAVAR** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 17, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on March 22, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 22, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to legalize a residential merger of four dwelling units into two dwelling units located at 114 Lyon Street, Block 1220, and Lot 020 pursuant to Planning Code Sections 303 and 317 within the **RH-3** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **XXXXXX**, and stamped "EXHIBIT B" included in the docket for Case No. **2016-003836CUAVAR** and subject to conditions of approval reviewed and approved by the Commission on **March 22, 2018** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 22, 2018** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Additional cooking facilities to be removed.** One kitchen per authorized dwelling unit is permitted. All other kitchen cooking facilities shall be removed.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

7. **Report of Residential Building Record.** The project sponsor shall request that the Department of Building Inspection update the Report of Residential Building Record (3R report) to reflect the approved two-family use.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Regular Dwelling versus Group Housing.** Pursuant to an interpretation by the Zoning Administrator of Planning Code Section 201.7, no more than five unrelated persons in any unit are permitted in a regular dwelling. Conditional Use Authorization is required for Group Housing as defined by Planning Code Section 102 if more than five unrelated persons reside therein.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

9. **Building Permit Review.** All Building Permit Applications for interior work shall be subject to review and approval by the Planning Department and may not be approved over-the-counter.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org