

SAN FRANCISCO PLANNING COMMISSION



Notice of Hearing & Agenda

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

Thursday, July 11, 2019
1:00 p.m.
Regular Meeting

Commissioners:

Myrna Melgar, President
Joel Koppel, Vice President
Frank Fung, Rich Hillis, Milicent Johnson,
Kathrin Moore, Dennis Richards

Commission Secretary:

Jonas P. Ionin

Hearing Materials are available at:

Website: <http://www.sfplanning.org>

Planning Department, 1650 Mission Street, 4th Floor, Suite 400

Voice recorded Agenda only: (415) 558-6422

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Live, Thursdays at 1:00 p.m., Cable Channel 78

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SPANISH: Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al 415-558-6309. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE: 規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電415-558-6309。請在聽證會舉行之前的至少48個小時提出要求。

TAGALOG: Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa 415-558-6309. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

RUSSIAN: Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру 415-558-6309. Запросы должны делаться минимум за 48 часов до начала слушания.

ROLL CALL:

President: Myrna Melgar
 Vice-President: Joel Koppel
 Commissioners: Frank Fung, Rich Hillis, Milicent Johnson,
 Kathrin Moore, Dennis Richards

A. CONSIDERATION OF 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.

- 1a. 2018-000547CUA (J. HORN: (415) 575-6925)
42 ORD COURT – through lot bounded by Ord Court and States Street, Lot 060 in Assessor’s Block 2619 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 249.77 and 303(c), to construct a vertical and horizontal addition to an existing 1,110 gross square foot, two-story single-family home located on a through lot that extends to States Street. An unoccupied, illegal dwelling unit is located within a 297 square foot uninhabitable (6’-10” internal height) area of the 1st floor. The existing structure will remain but be lifted 2 feet in height, two floors will be added on top of the rear portion of the existing structure and a 4-story horizontal rear addition will be constructed. In total, the proposed structure is 4,110 gross square feet in size and will provide two residential units and a new garage. The project is within a RH-2 (Residential House, Two-Family) Zoning District, 40-X Height and Bulk District, and Corona Heights Large Residence Special Use District (Planning Code Sec 249.77). This 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 April 25, 2019)
Note: On April 25, 2019, after hearing and closing public comment, continued to July 11, 2019 by a vote of +6 -0.
(Proposed Continuance to August 22, 2019)
- 1b. 2018-000547VAR (J. HORN: (415) 575-6925)
42 ORD COURT – through lot bounded by Ord Court and States Street, Lot 060 in Assessor’s Block 2619 (District 8) – Request for a **Variance** from the Planning Code for front setback requirements, pursuant to Planning Code Section 132. The subject property is located within a RH-2 (Residential – House, Two Family) Zoning District, the Corona Heights Large Residence Special Use District and 40-X Height and Bulk District.
(Proposed Continuance to August 22, 2019)
2. 2018-016625DNX (A. PERRY: (415) 575-9017)
50 POST STREET – through-lot on the north side of Post Street and the south side of Sutter Street between Kearny and Montgomery Streets; Lots 015 and 016 in Assessor’s Block 0292 (District 3) – Request for a **Downtown Project Authorization**, pursuant to Planning Code Sections 309 and 137, to modify the existing Privately-Owned Public Open Space (POPOS) and renovate the existing structure located within a C-3-O (Downtown – Office) Zoning District and 250-S Height and Bulk District. The project proposes a minor relocation and design modifications of the rooftop open space but does not propose any reduction in

usable area. Additionally, the project proposes interior and exterior alterations to the Crocker Galleria that would reduce the amount of retail space from 45,833 square feet (sf) to 24,544 sf, add 12,780 sf of office space at the third floor, and create a new two-level stair and interior public seating area that helps enhance the connection to the modified rooftop open space. This 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

(Proposed Continuance to August 22, 2019)

3. 2019-000268CUA (K. DURANDET: (415) 575-6816)
121 GATES STREET – between Eugenia and Powhattan Streets, Lot 024 in Assessor’s Block 5651 (District 11) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 317, to legalize the unauthorized demolition of a two-story single-family residence and construct a new, code-complying, two-story single-family residence within a RH-1 (Residential House, Single Family) Zoning District, Bernal Heights Special Use District, and 40-X Height and Bulk District. This 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

(Proposed Continuance to August 29, 2019)

4. 2015-006825CUA (V. FLORES: (415) 575-9173)
367 HAMILTON AVENUE – between Burrows and Bacon Streets; Lot 022 of Assessor’s Block 5987 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#) and [317](#) to allow demolition of an existing 950 square foot single-family home and unauthorized dwelling unit and new construction of a three-story 3,115 square foot single-family home with an Accessory Dwelling Unit on the ground floor per Ordinance 95-17. The project site is located within a RH-1 (Residential, House – One Family) Zoning District and 40-X Height and Bulk District. This 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

(Proposed Continuance to September 12, 2019)

5. 2017-002545DRP (C. MAY: (415) 575-9087)
2417 GREEN STREET – south side of Green Street, between Pierce and Scott Streets; Lot 028 in Assessor’s Block 0560 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2017.04.28.5244 proposing to construct 1- and 3-story horizontal rear additions, construct 3rd and 4th floor vertical additions, and lower all floor plates in the existing single-family dwelling by approximately 2 feet. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet and would include a one-bedroom accessory dwelling unit measuring approximately 1,023 square feet on the first floor. The project also proposes the partial excavation of the rear yard for a sunken terrace, façade alterations, and interior modifications including the expansion of the existing basement level garage to accommodate another vehicle within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. This 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

(Proposed Continuance to September 19, 2019)

6. 2017-003559ENV (J. POLING: (415) 575-9072)
3700 CALIFORNIA STREET – The project site is the former CPMC California campus, comprising the full block bounded by California, Cherry, Maple, and Sacramento streets, and portions of the adjacent blocks to the east and west, (Assessors Block 1015, Lots 001, 052, and 053; Block 1016, Lots 001–009; and Block 1017, Lots 027 and 028) – Public Hearing on the **Draft Environmental Impact Report**. The proposed project would demolish five of the six existing hospital buildings on the project site; renovate a portion of the Marshal Hale hospital building at 3698 California Street for residential use; retain and renovate an existing nine-unit residential building at 401 Cherry Street; and construct 31 new residential buildings. The proposed 273 dwelling units would include 14 single-family homes and 19 multi-family residential buildings on three blocks, with buildings ranging from three to seven stories (36 to 80 feet). A total of 416 vehicle parking spaces and 424 bicycle parking spaces would be provided. The project site is located in a RH-2 (Residential, House – Two Family) and RM-2 (Residential, Mixed – Moderate Density) Zoning Districts and 80-E and 40-X Height and Bulk Districts.
Preliminary Recommendation: Review and Comment
(Proposed Continuance to September 19, 2019)

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 of the Commission. 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

7. [2019-000362CUA](#) (S. CISNEROS: (415) 575-9186)
1501C SLOAT BOULEVARD – south side of Sloat Boulevard between Clearfield Drive and Everglade Drive, within the Lakeshore Plaza Shopping Center, Lot 004 of Assessor's Block 7255 (District 7) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 713, and 780.1, to permit a formula retail use (dba Sprint by Verity Wireless) in a space previously occupied by a formula retail use. The project scope of work consists of an interior remodel. The subject property is located within a NC-S (Neighborhood Commercial Shopping Center Zoning District), Lakeshore Plaza Special Use District, and 26-40-X Height and Bulk Districts. This 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
8. [2019-004597CUA](#) (S. CISNEROS: (415) 575-9186)
1509-1511 SLOAT BOULEVARD – south side of Sloat Boulevard between Clearfield Drive and Everglade Drive, within the Lakeshore Plaza Shopping Center, Lot 004 of Assessor's Block 7255 (District 7) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 713, and 780.1, to permit the expansion of an existing formula retail use (dba Peet's Coffee) into a vacant space previously occupied by a formula retail use. The project scope of work consists of an interior remodel and modifications to an existing storefront. The subject property is located within a NC-S (Neighborhood Commercial Shopping Center Zoning District), Lakeshore Plaza Special Use District, and 26-40-X Height

and Bulk Districts. This 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

9. [2017-001427CUA](#) (G. PANTOJA: (415) 575-8747)
[2187 MARKET STREET](#) – between Sanchez and 15th Streets, Lot 148 in Assessor’s Block 3558 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303, and 764 for the establishment of a Massage Establishment with an Accessory Personal Service Use (d.b.a. M Spa) at an approximately 3,305 square-foot tenant space at the ground floor of an existing four-story mixed-use building, currently occupied by the listed tenant for Personal Service Use, within an Upper Market Street Neighborhood Commercial Transit (NCT) Zoning District and 60/65-X Height and Bulk District. This 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

C. COMMISSION MATTERS

10. Consideration of Adoption:
- [Draft Minutes for June 20, 2019 – Joint with BIC](#)
 - [Draft Minutes for June 20, 2019 – Regular](#)
 - [Draft Minutes for June 27, 2019 – Regular](#)
11. Commission Comments/Questions
- [Inquiries/Announcements](#). Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - [Future Meetings/Agendas](#). At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DEPARTMENT MATTERS

12. Director’s Announcements
13. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

E. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes. When the number of speakers exceed the 15-minute limit, General Public Comment may be moved to the end of the Agenda.

F. REGULAR CALENDAR

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

14. 2015-000940CWP (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA PLAN AMENDMENT – **Informational Presentation** on the Market Octavia Plan Amendment (“The Hub”) including updated land use, urban form, public realm and public benefits recommendations. More information can be found at <http://sf-planning.org/market-street-hub-project>
Preliminary Recommendation: None – Informational
15. [2014.0948ENX](#) (E. JARDINES: (415) 575-9144)
344 14TH STREET – north side of 14th Street between Stevenson and Woodward Street, Lot 013 in Assessor’s Block 3532 (District 9) – Request for **Large Project Authorization** (LPA) pursuant to Planning Code Section 329, for the Project proposing new construction of a 78-foot tall, 7-story residential building (measuring approximately 84,630 gross square feet (gsf)) with ground floor commercial. The Project would construct a total of 60 dwelling units, 5,890 square feet of ground floor commercial. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918) and proposes waivers for: 1) rear yard (PC 134), 2) usable open space (PC 135), and 3) height (PC 260). The project site is located within a UMU (Urban Mixed-Use) Zoning District and a 58-X Height and Bulk District. This 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 June 27, 2019)
Note: On April 4, 2019, after hearing and closing public comment, continued to June 6, 2019 by a vote of +6 -0.
On June 6, 2019, without hearing, continued to June 27, 2019 by a vote of +6 -0 (Fung absent).
On June 27, 2019, after hearing and closing public comment and a motion to approve with conditions failed +3 -2 (Moore, Richards against; Johnson, Melgar absent); continued to July 11, 2019 by a vote of +4 -1 (Fung against; Johnson, Melgar absent).
- 16a. [2015-012490ENX](#) (L. HOAGLAND: (415) 575-6823)
88 BLUXOME STREET – located on the northeast intersections of 5th, Brannan and Bluxome Streets, Lot 037, Block 3786 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Sections 249.78, 329, and 848, for new construction over 85-ft in height and measuring more than 50,000 gross square feet in size, and for the demolition of the existing 288,570 square foot Bay Club SF Tennis building and construction of three new building components: the West Component, the East Component, and the Community Center/Affordable Housing Component, with a total of 1,262,400 GSF of space, including 840,110 GSF of office, 134,460 GSF of tennis club, 106,220 GSF of 100% affordable housing, 29,690 GSF of community recreation, 8,080 GSF of PDR, 16,590 GSF of retail, and 4,630 GSF of child care, 163 off-street parking spaces, four loading spaces, four substitute loading spaces, and 381 bicycle spaces (311 Class I, 70 Class II). The Project also includes approximately 11,330 square feet of additional on-site open space, including privately-

owned public open space (POPOS). The project site was identified as a “key site” in the Central SoMa Plan and is anticipated to provide qualified amenities, including a land dedication to the Mayor’s Office of Housing and Community Development, a new Recreation and Community Center (“Gene Friend Aquatic Annex”), and development of a new public park (“Bluxome Linear Park”), measuring approximately 13,157 square feet. Under the Large Project Authorization, the project is requesting exceptions from the following Planning Code (PC) requirements: PC 132.4 [Building Setbacks, Streetwall Articulation and Tower Separation]; PC Section 152.1 and 154; [Off-Street Freight Loading Requirements]; PC 249.78(c)(5) [PDR Space Requirements]; PC 249.78(d)(9) [Wind]; PC 260(b)(1)(L) [Height Limits]; PC 270(h) [Bulk Controls]; PC 270.1 [Horizontal Mass Reduction]; and PC 261.1 [Narrow and Mid-Block Alley Controls]. The project site is located in a CMUO Zoning District, Central SoMa Special Use District and 130-CS and 200-CS Height and Bulk Districts. This 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

- 16b. [2015-012490FA](#) (L. HOAGLAND: (415) 575-6823)
[88 BLUXOME STREET](#) – located on the northeast intersections of 5th, Brannan and Bluxome Streets, Lot 037, Block 3786 (District 6) – Request for **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to authorize 470,000 square feet of office space from the Office Development Annual Limit. The project site is located in a CMUO Zoning District, Central SoMa Special Use District and 130-CS and 200-CS Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions
- 16c. [2015-012490VAR](#) (L. HOAGLAND: (415) 575-6823)
[88 BLUXOME STREET](#) – located on the northeast intersections of 5th, Brannan and Bluxome Streets, Lot 037, Block 3786 (District 6) – Request for a **Variance** pursuant to Planning Code Sections 145.1(c)(2) [Parking and Loading Entrances] and 249.78 [Micro-Retail] to construct 1,262,400 GSF of space, including 840,110 GSF of office, 134,460 GSF of tennis club, 106,220 GSF of 100% affordable housing, 29,690 GSF of community recreation, 8,080 GSF of PDR, 16,590 GSF of retail, and 4,630 GSF of child care, 163 off-street parking spaces, four loading spaces, four substitute loading spaces, and 381 bicycle spaces (311 Class I, 70 Class II). The project site is located in the CMUO Zoning District, Central SoMa Special Use District and 130-CS and 200-CS Height and Bulk Districts.
- 17a. [2015-011274ENV](#) (G. PANTOJA: (415) 575-8747)
[150 EUREKA STREET](#) – between 18th and 19th Streets, Lot 007 in Assessor’s Block 2692 (District 8) – The proposal requests Planning Commission consideration of adoption of **CEQA Findings** under the California Environmental Quality Act for the conversion and expansion of an existing two-story building, formerly utilized as the Metropolitan Community Church of San Francisco, into a four-unit residential building within a Residential-House, Two Family (RH-2) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt CEQA Findings
- 17b. [2015-011274CUA](#) (G. PANTOJA: (415) 575-8747)
[150 EUREKA STREET](#) – between 18th and 19th Streets, Lot 007 in Assessor’s Block 2692 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 207 and 303 for the conversion and expansion of an existing two-story building,

formerly utilized as the Metropolitan Community Church of San Francisco, into a four-unit residential building within a Residential-House, Two Family (RH-2) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

- 17c. [2015-011274VAR](#) (G. PANTOJA: (415) 575-8747)
150 EUREKA STREET – between 18th and 19th Streets, Lot 007 in Assessor’s Block 2692 (District 8) – Request for a **Variance** pursuant to Planning Code Sections 134 and 140 for the conversion and expansion of an existing two-story building, formerly utilized as the Metropolitan Community Church of San Francisco, into a four-unit residential building within a Residential-House, Two Family (RH-2) Zoning District and 40-X Height and Bulk District. The proposed building will encroach 16 feet into the required rear yard and two of the proposed four new dwelling units will not comply with Section 140.
18. [2016-003994CUA](#) (C. TOWNES: (415) 575-9195)
55 BELCHER STREET – east side of Belcher Street between 14th Street and Duboce Avenue; Lots 098, 099, 100 in Assessor’s Block 3537 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.7, 207(a), 209.4, 303, 303(r) to merge three lots into one lot (10,603 square foot) for the construction of an approximately 27,406 square foot, four-story building, up to 40 feet tall with 25 residential dwelling units, 12 off-street parking spaces, and 25 bicycle parking spaces. The subject property is located within a RTO (Residential Transit Oriented) Zoning District and 40-X Height and Bulk District. This 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 June 13, 2019)

G. DISCRETIONARY REVIEW CALENDAR

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

19. [2018-013582DRP](#) (B. HICKS: (415) 575-9054)
215 MONTANA STREET – southside between Capitol Avenue and Faxon Avenue.; Lot 042A in Assessor’s Block 7069 (District 11) – Request for **Discretionary Review** of Building Permit Application No. 2018.10.03.2178, to construct a two-story rear addition that will add 967 square feet of floor area, the project also includes the addition of an accessory dwelling unit (ADU) within a RH-1 (Residential, House, Single Family,) Zoning District and 40-X Height and Bulk District. This 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

ADJOURNMENT

Hearing Procedures

The Planning Commission holds public hearings regularly, on most Thursdays. The full hearing schedule for the calendar year and the Commission Rules & Regulations may be found online at: www.sfplanning.org.

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission in City Hall, Room 400, please note the timer indicating how much time remains. Speakers will hear two alarms. The first soft sound indicates the speaker has 30 seconds remaining. The second louder sound indicates that the speaker's opportunity to address the Commission has ended.

Sound-Producing Devices Prohibited: The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (*67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For most cases (CU's, PUD's, 309's, etc...) that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue(s) by the Director or a member of the staff.
2. A presentation of the proposal by the Project Sponsor(s) team (includes sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed 10 minutes, unless a written request for extension not to exceed a total presentation time of 15 minutes is received at least 72 hours in advance of the hearing, through the Commission Secretary, and granted by the President or Chair.
3. A presentation of opposition to the proposal by organized opposition for a period not to exceed 10 minutes (or a period equal to that provided to the project sponsor team) with a minimum of three (3) speakers. The intent of the 10 min block of time provided to organized opposition is to reduce the number of overall speakers who are part of the organized opposition. The requestor should advise the group that the Commission would expect the organized presentation to represent their testimony, if granted. Organized opposition will be recognized only upon written application at least 72 hours in advance of the hearing, through the Commission Secretary, the President or Chair. Such application should identify the organization(s) and speakers.
4. **Public testimony from proponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
5. **Public testimony from opponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
6. Director's preliminary recommendation must be prepared in writing.
7. Action by the Commission on the matter before it.
8. In public hearings on Draft Environmental Impact Reports, all speakers will be limited to a period not to exceed three (3) minutes.
9. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
10. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair;
11. A motion to approve; approve with conditions; approve with amendments and/or modifications; disapprove; or continue to another hearing date, if seconded, shall be voted on by the Commission.

Every Official Act taken by the Commission must be adopted by a majority vote of all members of the Commission, a minimum of four (4) votes. A failed motion results in the disapproval of the requested action, unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

For Discretionary Review cases that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation by the DR Requestor(s) team (includes Requestor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed five (5) minutes for each requestor.
3. Testimony by members of the public in support of the DR would be up to three (3) minutes each.
4. A presentation by the Project Sponsor(s) team (includes Sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period up to five (5) minutes, but could be extended for a period not to exceed 10 minutes if there are multiple DR requestors.

5. Testimony by members of the public in support of the project would be up to three (3) minutes each.
6. DR requestor(s) or their designees are given two (2) minutes for rebuttal.
7. Project sponsor(s) or their designees are given two (2) minutes for rebuttal.
8. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

The Commission must Take DR in order to disapprove or modify a building permit application that is before them under Discretionary Review. A failed motion to Take DR results in a Project that is approved as proposed.

Hearing Materials

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 1650 Mission Street, Suite 400, by 5:00 p.m. and should include fifteen (15) hardcopies and a .pdf copy must be provided to the staff planner. Correspondence submitted to the Planning Commission after eight days in advance of a hearing must be received by the Commission Secretary no later than the close of business the day before a hearing for it to become a part of the public record for any public hearing.

Correspondence submitted to the Planning Commission on the same day, must be submitted at the hearing directly to the Planning Commission Secretary. Please provide ten (10) copies for distribution. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission, must include a copy to the Commission Secretary (commissions.secretary@sfgov.org) for it to become a part of the public record.

These submittal rules and deadlines shall be strictly enforced and no exceptions shall be made without a vote of the Commission.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

Appeals

The following is a summary of appeal rights associated with the various actions that may be taken at a Planning Commission hearing.

Case Type	Case Suffix	Appeal Period*	Appeal Body
Office Allocation	OFA (B)	15 calendar days	Board of Appeals**
Conditional Use Authorization and Planned Unit Development	CUA (C)	30 calendar days	Board of Supervisors
Building Permit Application (Discretionary Review)	DRP/DRM (D)	15 calendar days	Board of Appeals
EIR Certification	ENV (E)	30 calendar days	Board of Supervisors
Coastal Zone Permit	CTZ (P)	15 calendar days	Board of Appeals
Planning Code Amendments by Application	PCA (T)	30 calendar days	Board of Supervisors
Variance (Zoning Administrator action)	VAR (V)	10 calendar days	Board of Appeals
Large Project Authorization in Eastern Neighborhoods	LPA (X)	15 calendar days	Board of Appeals
Permit Review in C-3 Districts, Downtown Residential Districts	DNX (X)	15-calendar days	Board of Appeals
Zoning Map Change by Application	MAP (Z)	30 calendar days	Board of Supervisors

* Appeals of Planning Commission decisions on Building Permit Applications (Discretionary Review) must be made within 15 days of the date the building permit is issued/denied by the Department of Building Inspection (not from the date of the Planning Commission hearing). Appeals of Zoning Administrator decisions on Variances must be made within 10 days from the issuance of the decision letter.

**An appeal of a Certificate of Appropriateness or Permit to Alter/Demolish may be made to the Board of Supervisors if the project requires Board of Supervisors approval or if the project is associated with a Conditional Use Authorization appeal. An appeal of an Office Allocation may be made to the Board of Supervisors if the project requires a Conditional Use Authorization.

For more information regarding the Board of Appeals process, please contact the Board of Appeals at (415) 575-6880. For more information regarding the Board of Supervisors process, please contact the Clerk of the Board of Supervisors at (415) 554-5184 or board.of.supervisors@sfgov.org.

An appeal of the approval (or denial) of a **100% Affordable Housing Bonus Program application** may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Sections 328(g)(5) and 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** issued (or denied) pursuant to a 100% Affordable Housing Bonus Program application by the Planning Commission or the Board of Supervisors may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Challenges

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code

If the Commission's action on a project constitutes the Approval Action for that project (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA determination prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. This appeal is separate from and in addition to an appeal of an action on a project. Typically, an appeal must be filed within 30 calendar days of the Approval Action for a project that has received an exemption or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://www.sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Protest of Fee or Exaction

You may protest any fee or exaction subject to Government Code Section 66000 imposed as a condition of approval in accordance with 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.

The Planning Commission's approval or conditional approval of the development subject to the challenged fee or exaction as expressed in its Motion, Resolution, or Discretionary Review Action or the Zoning Administrator's Variance Decision Letter will serve as Notice that the 90-day protest period under Government Code Section 66020 has begun.