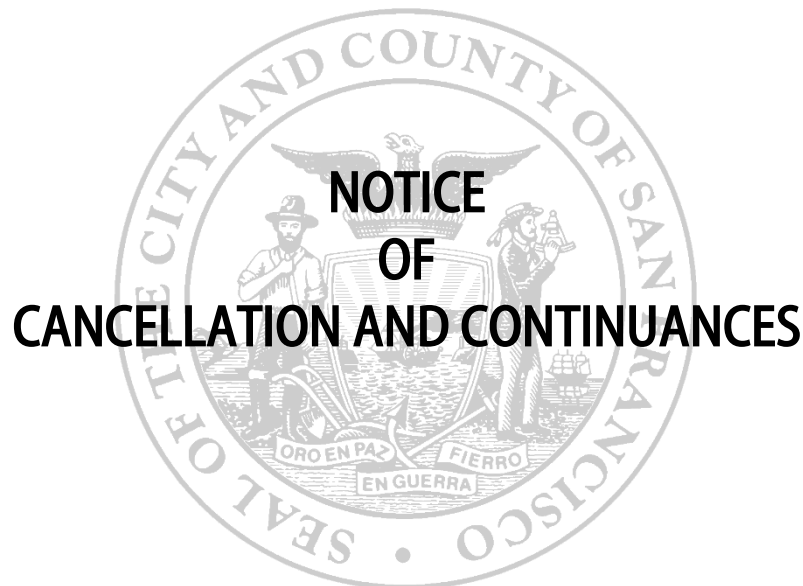


SAN FRANCISCO PLANNING COMMISSION



**Thursday,
November 14, 2019**

Regular Meeting

NOTICE IS HEREBY GIVEN that the **Thursday, November 14, 2019** San Francisco Planning Commission Regular Meeting has been canceled. The Commission was not able to assemble a quorum. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, November 21, 2019**.

Commissioners:

Myrna Melgar, President
Joel Koppel, Vice President
Frank Fung, 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

Disability and language accommodations available upon request to:
commissions.secretary@sfgov.org or (415) 558-6309 at least 48 hours in advance.

A. THE FOLLOWING ITEMS SHALL BE CONTINUED TO THE DATES NOTED

- 1a. 2017-002545ENV (J. POLING: (415) 575-9072)
2417 GREEN STREET –2,500-square-foot project site on the south side of Green Street between Pierce Street and Scott Street; Lot 028 of Assessor’s Block 0560 – **Appeal of Preliminary Negative Declaration** for the proposed expansion of an existing single-family home. The project would lower building floor plates by approximately two feet, construct one- and three-story horizontal rear additions, and construct third and fourth floor vertical additions above a portion of the existing building. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet. A one-bedroom accessory dwelling unit measuring approximately 1,023 square feet would be added on the first floor. The project also proposes a partial excavation of the rear yard for a sunken terrace, façade alterations, interior modifications, and expansion of the existing basement level garage to accommodate one additional vehicle, for a total of two vehicle parking spaces. The project site is located in a RH-1 (Residential-House, One Family) Use District and 40-X Height and Bulk District.
Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration
(Continued from Regular hearing on September 19, 2019)
Continued to January 9, 2020
- 1b. 2017-002545DRP-03 (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 one- and three-story horizontal rear additions, construct 3rd and 4th floor vertical additions, and lower all floor plates in the existing single-family dwelling by approximately two 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: Take Discretionary Review and Approve as Revised
(Continued from Regular hearing on September 19, 2019)
Continued to January 9, 2020
2. [2019-001694CUA](#) (D. WEISSGLASS: (415) 575-9177)
1500 MISSION STREET – north side of Mission Street between 11th Street and Van Ness Avenue; Lots 008-011 in Assessor’s Block 3506 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303, to establish a massage use within a spa (d.b.a. “The Spa”) as accessory to the primary gym use (d.b.a. “Equinox”) within a C-3-G (Downtown-General) Zoning District and 130/240-R-3, 130/400-R-3, and 85-X Height and Bulk Districts. The spa use will be operated by Equinox Gym and accessed via the main Equinox entrance at the corner of Van Ness Avenue and Mission Street. The Spa itself will occupy approximately 550 square-feet at the basement level of the 31,000 square-foot Equinox Gym and provide 2 treatment rooms in which massages will be

administered. The Project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on October 3, 2019)

Continued to January 16, 2020

3. 2018-011031DRP-03 (D. WINSLOW: (415) 575-9159)
219-223 MISSOURI STREET – between Mariposa and 18th Streets.; Lot 022 in Assessor's Block 4002 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2018.0730.5884, proposing expansion of two dwelling units; a 3-story vertical addition and the addition of two off-street parking spaces to an existing 1-story, four-family house within a RH-2 (Residential House, Two-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
Continued to February 6, 2020
4. 2018-011962DRP (D. WINSLOW: (415) 575-9159)
869 ALVARADO STREET – southside between Hoffman Avenue and Douglass St.; Lot 037 in Assessor's Block 2802 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2018.0823.8143, to construct a one-story attached garage in the existing side drive way on an existing three-story, single-family dwelling within a RH-2 (Residential, House, Two-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
(Continued from Regular hearing on August 29, 2019)
Note: On August 29, 2019, after hearing and closing public comment, continued November 14, 2019 with direction from the Commission by a vote of +6 -0 (Johnson absent).
Continued Indefinitely
5. 2017-004110CUA-02 (K. DURANDET: (415) 575-6816)
2867 SAN BRUNO AVENUE – northeast corner of San Bruno Avenue and Woolsey; Lot 037 in Assessor's Block 5457 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 to legalize an increase in dwelling unit density for the previously approved project (Motion No. 18782 - January 17, 2013) from 10 to 24 total dwelling units by converting office space to residential and dividing dwelling units. The project also requires the Zoning Administrator to grant variances to the rear yard and open space controls of Planning Code Sections 134 and 135 within a NC-2 (Neighborhood Commercial- Small Scale) 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\(h\)](#).
Continued Indefinitely
6. [2019-012281CUA](#) (D. WEISSGLASS: (415) 575-9177)
350 PACIFIC AVENUE – north side of Pacific Avenue between Sansome and Battery Streets; Lot 006 in Assessor's Block 0165 (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 184, 210.1, 239, and 303, for renewal of a commercial

Public Parking Lot within a C-2 (Community Business) Zoning District and Washington-Broadway Special Use District and 65-A Height and Bulk District. Ordinance 232-14 amended Planning Code Sections 184 and 239 to state that public parking lots shall not be permitted as a permanent use in the Washington-Broadway SUD but may be authorized as a temporary use for up to five years with Conditional Use authorization. The proposal also includes the addition of fencing at the entry property line. This Project was reviewed as a CB3P (Community Business Priority Processing Program) Project. 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

Continued to November 21, 2019

7. [2019-016419CND](#) (M. DITO: (415)575-9164)
3234 WASHINGTON STREET – north side of Washington Street between Presidio Avenue and Lyon Street; Lot 008 in Assessor’s Block 0983 (District 2) – Request for a **Condominium Conversion Subdivision** to convert a four-story, five-unit building into residential condominiums within a RH-2 (Residential, House – Two 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
Continued to November 21, 2019

- 11a. [2016-010589ENX](#) (L. HOAGLAND: (415) 575-6823)
2300 HARRISON STREET – west side of Harrison Street between 19th and Mistral Streets; Lot 001 in Assessor’s Block 3593 (District 9) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to demolish an existing surface parking lot and construct a six-story over basement garage, 75-foot tall, 78,096 square foot vertical addition to an existing 3-story, 42-foot tall, 68,538 square foot office building. The addition will result in a mixed-use building with 24 dwelling units, 27,152 square feet of additional office space, 3,242 square feet of ground floor retail, 1,158 square feet of ground floor arts activities/retail space, 31 additional Class 1 bicycle parking spaces, 8 Class 2 bicycle parking spaces and a total of 41 off-street parking spaces. The dwelling-unit mix includes 14 one-bedroom and 10 two-bedroom units. The Project includes 4,922 square feet of usable open space through a combination of private and common open space. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes waivers for building height, ground floor active uses and narrow street height limit, and a concession for rear yard in an UMU (Urban Mixed-Use) District and 68-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 October 10, 2019)

Note: On July 18, 2019, after hearing and closed Public Comment, continued to August 22, 2019 by a vote of +6 -0 (Hillis absent). On August 22, 2019, after hearing and closed Public Comment, continued to October 10, 2019 by a vote of +7 -0. On October 10, 2019, without hearing, continued to November 14, 2019 by a vote of +5 -0 (Moore absent).

Continued to December 12, 2019

- 11b. [2016-010589OFA](#) (L. HOAGLAND: (415) 575-6823)
2300 HARRISON STREET – west side of Harrison Street between 19th and Mistral Streets; Lot 001 in Assessor’s Block 3593 (District 9) – Request for **Office Development Authorization**, pursuant to Planning Code Sections 321 and 322, to authorize 27,185 gross square feet of office space from the Office Development Annual Limit. The subject property is located within a UMU (Urban Mixed-Use) District and 68-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on October 10, 2019)
Note: On July 18, 2019, after hearing and closed Public Comment, continued to August 22, 2019 by a vote of +6 -0 (Hillis absent). On August 22, 2019, after hearing and closed Public Comment, continued to October 10, 2019 by a vote of +7 -0. On October 10, 2019, without hearing, continued to November 14, 2019 by a vote of +5 -0 (Moore absent). Continued to December 12, 2019
12. [2018-012642CUA](#) (X. LIANG: (415) 575-9182)
552-554 CAPP STREET – west side of Capp Street between 20th and 21st Streets; Lot 037 in Assessor’s Block 3610 (District 9) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.4, 303, and 317, for conversion of the single-family residence and rear residential cottage to a Community Facility Use within the RTO-M (Residential Transit Oriented - Mission) Zoning District. The proposal also includes approximately 1,280-square-foot horizontal and vertical additions to the front building, renovation of the rear cottage, reconfiguration of front courtyard to include a new ADA-compliant entry, and a second-story connecting bridge to the adjacent building at 544 Capp Street in the second phase. The proposal would expand the operation of Community Music Center to increase enrollment and course offerings. 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 to November 21, 2019
13. [2017-000140CUA](#) (C. CAMPBELL: (415) 575-8732)
2299 MARKET STREET – between Noe and 16th Streets; Lot 162 in Assessor’s Block 3564 (District 7) – Request a **Conditional Use Authorization**, pursuant to Planning Code Section 303, 303.1, and 764 to establish a Formula Retail Use (d.b.a. Dermalogica a.k.a Skin on Market, a skin care Retail Sales and Services use) within an existing 339 square feet tenant space (previously unoccupied) within the Upper Market Neighborhood Commercial Transit District and 50-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 to December 19, 2019
14. [2018-016284DRP](#) (G. PANTOJA: (415) 575-8741)
1299 SANCHEZ STREET – east side of Sanchez Street and Clipper and 26th Streets; Lot 020 in Assessor’s Block 6552 (District 8) – Request for a **Discretionary Review** of Building Permit Application No. 2018.1129.6993 proposing the change of use of an approximately 1,139 square-foot tenant space at an existing two-story mixed-use building from an existing Laundromat into a Limited Restaurant (d.b.a. Noe Valley Coffee) with an Accessory Coffee Roaster within a Neighborhood Commercial, Cluster (NC-1) 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

(Continued from Regular hearing on October 10, 2019)

Continued to November 21, 2019

15. [2018-003910DRP](#) (R. SUCRE: (415) 575-9108)
[3252 19TH STREET](#) – located at northwest corner of 19th and Shotwell Streets; Lot 025 in Assessor’s Block 3591 (District 9) – Request for **Discretionary Review** of Building Permit Application No. 2018.08.16.7612, to legalize a change in use of approximately 2,849 square feet on the first floor and an associated mezzanine from automotive repair to amusement game arcade/restaurant (dba. Redemption) within an existing two-story building in an UMU (Urban Mixed-Use) Zoning District and 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: Do Not Take Discretionary Review and Approve
(Continued from Regular hearing on November 7, 2019)
Continued to November 21, 2019