

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, January 9, 2020
1:00 p.m.
Regular Meeting

Commissioners:

Myrna Melgar, President
Joel Koppel, Vice President
Sue Diamond, 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

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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: Sue Diamond, Frank Fung, 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. 2013.0689CUA (M. GIACOMUCCI: (415) 575-8714)
2 HENRY ADAMS – located on the west side of Henry Adams Street between Division and Alameda streets, Lots 001 and 005 in Assessor’s Block 3910 (District 10). Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 210.3B to allow the conversion of 49,364 square feet of laboratory use to office use on the fourth and fifth floors of the subject property, located in a PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District and 45-X Height and Bulk District. The subject property is Landmark No. 283, the Dunham, Carrigan, & Hayden Building, designated under Article 10 of the Planning Code. The proposal also includes façade restoration and establishment of a public plaza on the northwest corner of the property. 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 December 5, 2019)
(Proposed for Continuance to January 30, 2020)
- 1b. 2013.1593B (M. GIACOMUCCI: (415) 575-8714)
2 HENRY ADAMS – located on the west side of Henry Adams Street between Division and Alameda streets, Lots 001 and 005 in Assessor’s Block 3910 (District 10). Request for an **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to allow the conversion of 49,364 square feet of laboratory use to office use on the fourth and fifth floors of the subject property, located in a PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District and 45-X Height and Bulk District. The subject property is Landmark No. 283, the Dunham, Carrigan, & Hayden Building, designated under Article 10 of the Planning Code. The proposal also includes façade restoration and establishment of a public plaza on the northwest corner of the property. 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 for Continuance to January 30, 2020)
- 2a. 2018-011430CUA (C. MAY: (415) 575-9087)
1776 GREEN STREET – north side of Green Street between Octavia and Gough Streets, Lot 006 in Assessor’s Block 0544 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 to permit a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five new residential units within a RH-2 (Residential-House, Two-Family) Zoning District and

40-X Height and Bulk District. The Conditional Use Authorization request is to exceed the principally permitted dwelling unit density limit for the respective zoning 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 December 5, 2019)

Note: On November 7, 2019, after hearing and closing public comment; Continued to December 5, 2019 by a vote of +6 -0. On December 5, 2019, without hearing, continued to January 9, 2020 by a vote of +7 -0.

(Proposed for Continuance to February 13, 2020)

- 2b. 2018-011430VAR (C. MAY: (415) 575-9087)
1776 GREEN STREET – north side of Green Street between Octavia and Gough Streets, Lot 006 in Assessor’s Block 0544 (District 2) – Request for **Variances** from the front setback and rear yard requirements of Planning Code Sections 132 and 134, respectively, to permit a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five new residential units within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular hearing on December 5, 2019)
(Proposed for Continuance to February 13, 2020)

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

3. [2019-012131CUA](#) (C. CAMPBELL: (415) 575-8732)
1099 DOLORES STREET – west corner of Dolores Street between 23rd and 24th Streets, Lot 019 in Assessor’s Block 3648 (District 8) – Request a **Conditional Use Authorization**, 317 and 303 to demolish a two-story single-family dwelling and construct a new four-story three-family dwelling. The project includes the addition of one vehicle parking space within the existing single car garage and the relocation of the curb cut from 24th Street to Quane Street within a RH-3 (Residential House, Three-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
4. [2019-014257CUA](#) (E. SAMONSKY: (415) 575-9112)
401 POTRERO AVENUE – southeast corner of the intersection of Potrero Avenue and 17th Street, Lot 024 in Assessor’s Block 3974 (District 10) – Request a **Conditional Use Authorization**, pursuant to Planning Code Section 303, 303.1 and 843.46 to establish a Formula Retail use (d.b.a. “Circle K,” a convenience store) in a 1,483 square foot building on the subject property within a 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: Approve with Conditions

C. COMMISSION MATTERS

5. Consideration of Adoption:
 - [Draft Minutes for December 12, 2019 – Regular](#)
 - [Draft Minutes for December 19, 2019 – Closed Session](#)
 - [Draft Minutes for December 19, 2019 – Regular](#)
6. 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

7. Director's Announcements
8. 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.

9. [2019-022569PCAMAP](#) (A. MERLONE: (415) 575-9129)
ESTABLISHING TWELVE NAMED NEIGHBORHOOD COMMERCIAL DISTRICTS [BOARD FILE NO. 191260] – **Planning Code and Zoning Map Amendments** to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues; 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues; 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues; 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets; 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues; 6) the Mission Bernal

NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets; 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets; 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus; 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue; 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets; 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets; and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve

10. (J. BINTLIFF: (415) 575-9170)
[SB 330: HOUSING CRISIS ACT OF 2019](#) – **Informational Presentation** regarding Senate Bill 330, titled the “Housing Crisis Act of 2019.” The bill took effect January 1, 2020 and declares a statewide housing emergency to be in effect through 2025. During this period: 1) cities are generally prohibited from rezoning actions that would reduce zoned capacity for housing or adopting new design standards that are not objective; 2) housing development projects may file a preliminary application to lock in zoning, design, and fee requirements for the project; 3) some housing developments will be subject to a limit of five public hearings related to approval; 4) local landmark designations may only be made prior to submittal of a development application; 5) housing developments that would demolish any existing housing units would be required to provide replacement units and relocation assistance.
Preliminary Recommendation: None – Informational
11. [2019-023145CWP](#) (L. FISHER: (415) 575-8715)
SUSTAINABLE CITY FRAMEWORK – **Informational Presentation** on the Sustainable Neighborhoods Framework and application to plans and projects. The Sustainable Neighborhood Framework synthesizes the City's sustainability, climate, and resilience initiatives and requirements and provides a set of tools for community plans, major projects, and other project sponsors to incorporate best practices in planning and design towards the City's sustainability goals.
Preliminary Recommendation: None – Informational
12. [2015-004827ENV](#) (C. KERN: (415) 575-9037)
SFPUC ALAMEDA CREEK RECAPTURE PROJECT – located in Alameda County, within the Sunol Valley on watershed lands owned by the City and County of San Francisco and managed by the San Francisco Public Utilities Commission (SFPUC) – Public Hearing on the recirculated **Draft Environmental Impact Report**. The proposed project would recapture water that the SFPUC will release from the Calaveras Reservoir and bypass around the Alameda Creek Diversion Dam when the SFPUC implements instream flow schedules required for future operations of Calaveras Reservoir. Water would be pumped from an existing quarry pit in

the Sunol Valley, which collects Alameda Creek water through subsurface seepage, to the SFPUC's regional distribution system. No construction would occur in Alameda Creek.

NOTE: Written comments will be accepted at the Planning Department until 5:00 p.m. on January 21, 2020.

Preliminary Recommendation: Review and Comment

- 13a. [2016-013312GPA](#) (N. FOSTER: (415) 575-9167)
542-550 HOWARD STREET ("TRANSBAY PARCEL F") MIXED-USE PROJECT – located on the north side of Howard Street between 1st and 2nd Streets; Assessor's Block 3721, Lots 016,135, 136, and 138 (District 6) – Request for **General Plan Amendment** pursuant to Planning Code Section 340. The proposed amendment would revise the height and bulk designations for portions of the Project Site as shown on Figure 1 of the Transit Center District Subarea Plan and revise the use designations on Map 1 and Height and Bulk designations on Map 5 of the Downtown Area Plan. The proposed General Plan Amendment is related to Planning Code text and map amendments to allow the construction of an approximately 957,000 gross square foot, 750-foot tall (800 feet inclusive of rooftop mechanical features), 61-story, mixed-use tower within a C-3-O(SD) Downtown-Office (Special Development) Zoning District and 750-S2 and 450-S Height and Bulk Districts. The Project would include 165 dwelling units, 189 hotel rooms, 275,674 square feet of office use floor area, approximately 9,000 square feet of retail space, approximately 20,000 square feet of open space, 178 Class 1 and 34 Class 2 bicycle parking spaces, and four below-grade levels that would accommodate up to 183 vehicle parking spaces provided for the residential, hotel, and office uses. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Transbay Transit Center. The proposed amendment will be before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.
Preliminary Recommendation: Approve to the Board of Supervisors
- 13b. [2016-013312PCAMAP](#) (N. FOSTER: (415) 575-9167)
542-550 HOWARD STREET ("TRANSBAY PARCEL F") MIXED-USE PROJECT – located on the north side of Howard Street between 1st and 2nd Streets; Assessor's Block 3721, Lots 016,135, 136, and 138 (District 6) – Request for **Planning Code and Zoning Map Amendments**. Ordinance introduced by Supervisor Matt Haney amending the Planning Code and Zoning Map to revising Map ZN-01 to rezone a portion of the project site from the P (Public) District to the C-3-O (SD) Downtown Office Special Development District and revise Zoning Map HT-01 to reclassify the height and bulk district designations for a portion of the project site from 750-S-2 to 450-S and from 450-S to 750-S-2; waiving certain provisions of the Planning Code to allow the project's required inclusionary affordable housing units to be provided off-site within the Transbay Redevelopment Project Area, subject to certain conditions, and to permit the footprint of the portion of the project site dedicated to dwellings to exceed 15,000 square feet. The proposed amendments will be before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.
Preliminary Recommendation: Approve to the Board of Supervisors
- 13c. [2016-013312SHD](#) (N. FOSTER: (415) 575-9167)
542-550 HOWARD STREET ("TRANSBAY PARCEL F") MIXED-USE PROJECT – located on the north side of Howard Street between 1st and 2nd Streets; Assessor's Block 3721, Lots 016,135, 136, and 138 (District 6) – Request for adoption of **Shadow Findings** that net new shadow cast upon Union Square Plaza and Willie "Woo Woo" Wong Playground by the Project would

not be adverse to their use, pursuant to Section 295. The Project will construct an approximately 957,000 gross square foot, 750-foot tall (800 feet inclusive of rooftop mechanical features), 61-story, mixed-use tower within a C-3-O(SD) Downtown-Office (Special Development) Zoning District and 750-S2 and 450-S Height and Bulk Districts. The Project would include 165 dwelling units, 189 hotel rooms, 275,674 square feet of office use floor area, approximately 9,000 square feet of retail space, approximately 20,000 square feet of open space, 178 Class 1 and 34 Class 2 bicycle parking spaces, and four below-grade levels that would accommodate up to 183 vehicle parking spaces provided for the residential, hotel, and office uses. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Transbay Transit Center.

Preliminary Recommendation: Adopt Findings

- 13d. [2016-013312DNX](#) (N. FOSTER: (415) 575-9167)
542-550 HOWARD STREET ("TRANSBAY PARCEL F") MIXED-USE PROJECT – located on the north side of Howard Street between 1st and 2nd Streets; Assessor's Block 3721, Lots 016,135, 136, and 138 (District 6) – Request for **Downtown Project Authorization** pursuant to Planning Code Section 309 with requests for exceptions for setback, street wall, tower separation, and rear yard requirements (Sections 132.1 and 134(d)); dwelling unit exposure (Section 140); reduction of ground-level wind currents in C-3 Districts (Section 148); off-street freight loading (Sections 152.1 and 161); use requirements in the C-3-O(SD) Commercial Special Use Subdistrict (Section 248); height limits for buildings taller than 550 feet in height in the S-2 bulk district for allowance of non-occupied architectural, screening, and rooftop elements that meet the criteria of Section 260(b)(1)(m); and bulk controls (Sections 270 and 272) as part of a project that includes the construction of an approximately 957,000 gross square foot, 750-foot tall (800 feet inclusive of rooftop mechanical features), 61-story, mixed-use tower within a C-3-O(SD) Downtown-Office (Special Development) Zoning District and 750-S2 and 450-S Height and Bulk Districts. The Project would include 165 dwelling units, 189 hotel rooms, 275,674 square feet of office use floor area, approximately 9,000 square feet of retail space, approximately 20,000 square feet of open space, 178 Class 1 and 34 Class 2 bicycle parking spaces, and four below-grade levels that would accommodate up to 183 vehicle parking spaces provided for the residential, hotel, and office uses. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Transbay Transit Center. 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

- 13e. [2016-013312OFA](#) (N. FOSTER: (415) 575-9167)
542-550 HOWARD STREET ("TRANSBAY PARCEL F") MIXED-USE PROJECT – located on the north side of Howard Street between 1st and 2nd Streets; Assessor's Block 3721, Lots 016,135, 136, and 138 (District 6) – Request for **Office Development Allocation** under the 2019-2020 Annual Office Development Limitation Program pursuant to Sections 320 through 325 that would authorize up to 275,764 gross square feet of general office as part of a project that includes the construction an approximately 957,000 gross square foot, 750-foot tall (800 feet inclusive of rooftop mechanical features), 61-story, mixed-use tower within a C-3-O(SD) Downtown-Office (Special Development) Zoning District and 750-S2 and 450-S Height and Bulk Districts. The Project would include 165 dwelling units, 189 hotel rooms, 275,674 square feet of office use floor area, approximately 9,000 square feet of retail space, approximately 20,000 square feet of open space, 178 Class 1 and 34 Class 2 bicycle parking

spaces, and four below-grade levels that would accommodate up to 183 vehicle parking spaces provided for the residential, hotel, and office uses. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Transbay Transit Center.

Preliminary Recommendation: Approve with Conditions

- 13f. [2016-013312CUA](#) (N. FOSTER: (415) 575-9167)
[542-550 HOWARD STREET \("TRANSBAY PARCEL F"\) MIXED-USE PROJECT](#) – located on the north side of Howard Street between 1st and 2nd Streets; Assessor's Block 3721, Lots 016,135, 136, and 138 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to permit a hotel use with up to 189 tourist guestrooms as part of a project that includes the construction of an approximately 957,000 gross square foot, 750-foot tall (800 feet inclusive of rooftop mechanical features), 61-story, mixed-use tower within a C-3-O(SD) Downtown-Office (Special Development) Zoning District and 750-S2 and 450-S Height and Bulk Districts. The Project would include 165 dwelling units, 189 hotel rooms, 275,674 square feet of office use floor area, approximately 9,000 square feet of retail space, approximately 20,000 square feet of open space, 178 Class 1 and 34 Class 2 bicycle parking spaces, and four below-grade levels that would accommodate up to 183 vehicle parking spaces provided for the residential, hotel, and office uses. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Transbay Transit Center.
Preliminary Recommendation: Approve with Conditions
14. [2019-020070CUA](#) (J. HORN: (415) 575-6925)
[2100 MARKET STREET](#) – southwest corner of the intersection of Market, Church and 14th Streets, Lot 041 in Assessor's Block 3542 (District 8) – Request a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, 703.4 and 764 to establish a Formula Retail Financial Services use (dba "Sterling Bank") within a vacant 2,999 square foot commercial retail space at the ground floor of an existing seven-story mixed use building within a Upper Market Neighborhood Commercial Transit District, Market and Octavia Area Plan, and 60/65-X and 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: Disapprove
- 15a. [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 canceled hearing on November 14, 2019)

- 15b. [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 canceled hearing on November 14, 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.

16. [2018-003023DRP-02](#) (D. WINSLOW: (415) 575-9159)
2727 VALLEJO STREET – between Divisadero and Broderick; Lot 022 in Assessor’s Block 0959 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2018.0214.1303, proposing construction of a rear horizontal expansion on all levels, excavation of the basement and garage level to add habitable space, and other interior renovations to a one-family house 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 with Modifications

17. [2017-014666DRP](#) (D. WINSLOW: (415) 575-9159)
743 VERMONT STREET – between 19th and 20th Streets; Lot 021 in Assessor’s Block 4074 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2017.1027.2504 for construction of a horizontal rear addition to an existing two-story single-family residence 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

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.

Proposition F

Under Campaign and Governmental Conduct Code Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit sfethics.org.