

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 30, 2020
1:00 p.m.
Regular Meeting

Commissioners:

Joel Koppel, President

Kathrin Moore, Vice President

Sue Diamond, Frank Fung, Milicent Johnson,

Myrna Melgar, 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

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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: Joel Koppel
 Vice-President: Kathrin Moore
 Commissioners: Sue Diamond, Frank Fung, Milicent Johnson,
 Myrna Melgar, 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.

1. 2018-010655DRP-03 (D. WINSLOW: (415) 575-9159)
2169 26TH AVENUE – between Rivera and Quintara Streets; Lot 008B in Assessor’s Block 2191 (District 4) – Request for **Discretionary Review** of Building Permit Application No. 2018.0703.3738, proposing a horizontal and vertical addition to an existing 3-story single family home and subdivision of the existing 50’ x 120’ lot into two equally sized 25’ x 120’ lots that result in two single-family homes 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
 (Continued from Regular hearing on December 19, 2019)
(Proposed for Continuance to February 20, 2020)

2. 2014.0243DRP-02 (D. WINSLOW: (415) 575-9159)
3927-3931 19TH STREET – between Sanchez and Noe Streets; 073 in Assessor’s Block 3601 (District 8) – Request for **Discretionary Review** of Building Permit 2008.0813.9076 for the construction of a new five-story 36’ high, 4,486 sq. ft. single dwelling unit with two off-street parking spaces at the front of a 2,850 sq. ft. lot containing an existing 2-story, 1,334 sq. ft. single family residence with no off-street parking which will remain unchanged 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
(Proposed for Indefinite Continuance)

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. [2019-017311CND](#) (C. FAHEY: (415) 575-9139)
901-911 UNION STREET – located on the south side of Union Street between Taylor and Jones Streets; Lot 001 in Assessor’s Block 0120 (District 3) – Request for a **Condominium Conversion**, pursuant to Planning Code Sections 1332 and 1381, to convert a three-story,

six-unit building into residential condominiums within a RM-3 Zoning District and 65-A Height and Bulk District. 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 January 23, 2020)

4. [2019-013168CUA](#) (S. UPDEGRAVE: (415) 558-6612)
153 KEARNY STREET – an L-shaped interior lot located on the west side of Kearny Street between Sutter and Post Streets that also has frontage on Sutter Street; Lot 0293 in Assessor’s Block 010 (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 210.2 and 303, to convert approximately 8,775 s.f. of retail and vacant retail space on the basement level to general office. The office space will be accessed from an existing elevator lobby on Kearny Street with new exit stairs from the basement to Sutter Street. Subject property is within a C-3-G (Downtown-General) Zoning District and 80-130F 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
5. [2019-017349CUA](#) (K. WILBORN: (415) 575-9114)
2266 UNION STREET – located on the north side of Union Street between Steiner and Fillmore Streets; Lot 017 in Assessor’s Block 0534 (District 2) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 202.2, and 725, to permit a Limited Restaurant use with the existing retail space (d.b.a. “Made by True”) in the ground story of a three-story, mixed-use building within the Union Street Neighborhood Commercial District (NCD) Zoning District and 40-X Height and Bulk District. The project has qualified for review under the Planning Commission’s Community Business Priority Processing Programs (CB3P). 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
6. [2019-017082CUA](#) (K. WILBORN: (415) 575-9114)
1610 POST STREET – located on the north side of Post Street between Laguna and Buchanan Streets; Lot 052 in Assessor’s Block 0686 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 721, to permit a Massage Establishment (d.b.a. “Jan Massage”) at the basement level of a three-story building within the Japantown Neighborhood Commercial District (NCD) Zoning 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
7. [2019-006316CUA](#) (S. YOUNG: (415) 558-6346)
645 IRVING STREET – south side between 7th and 8th Avenues; Lot 044 in Assessor’s Block 1762 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.4, and 730 to establish a Formula Retail Limited Restaurant Use (d.b.a. Yi Fang Taiwan Fruit Tea) in an approximately 1,000 square foot vacant ground floor commercial space which was previously occupied by another non-formula retail limited restaurant use (d.b.a. Mi Tea). The project site is located within the Inner Sunset

Neighborhood Commercial 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

C. COMMISSION MATTERS

8. Consideration of Adoption:
 - [Draft Minutes for January 16, 2020](#)
9. 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

10. Director's Announcements
11. 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.

12. [2019-020940PCA](#) (D. SANCHEZ: (415) 575-9082)
RESIDENTIAL OCCUPANCY – INTERMEDIATE LENGTH OCCUPANCY – Planning Code Amendment introduced by Supervisor Peskin to create the Intermediate Length Occupancy residential use characteristic; amend the Administrative Code to clarify existing law regarding the enforceability of fixed-term leases in rental units covered by the just cause protections of the Residential Rent Stabilization and Arbitration Ordinance (the "Rent Ordinance"), prohibit the use of rental units for temporary occupancies by non-

tenants, require landlords to disclose in advertisements for such units that the units are subject to the Rent Ordinance, and authorize enforcement through administrative and/or civil penalties, and require the Controller to conduct a study to analyze the impacts of new Intermediate Length Occupancy units in the City; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Planning code Section 302.

Preliminary Recommendation: Approve with Modifications

(Continued from Regular hearing on January 16, 2020)

Note: On January 16, 2020, after hearing and closing public comment, continued to January 30, 2020 by a vote of +6 -0 (Diamond recused; Richards absent).

13. [2017-011878ENV](#) (R. SCHUETT: (415) 575-9030)
POTRERO POWER STATION – the area generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor's Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco properties (District 10) – Request for certification of **Final Environmental Impact Report**. The project would rezone the entirety of the approximately 29-acre site and establish land use controls for the project site through the adoption of the proposed Potrero Power Station Special Use District (SUD), and incorporation of design standards and guidelines in a proposed Design for Development document. The proposed project would involve the demolition of twenty structures, and retention of substantial portions of Station A (an individual and contributing historic resource), the Boiler Stack (a contributing historic resource), and possibly the Unit 3 Power Block (a contributing historic resource). The project would redevelop the project site into an integrated mixed-use neighborhood. The project would include a mixed-use development with up to approximately 2,601 dwelling units, 1,459,978 gross square feet (gsf) of commercial office/laboratory use, a 241,574 gsf hotel use (250 rooms), 50,000 gsf community facilities use, 35,000 gsf of production, distribution and repair use, 25,000 gsf entertainment/assembly space use, 99,464 gsf of commercial-retail use, 1,862 bicycle parking spaces, and 2,686 parking spaces. New buildings would range in height from 65 to 240 feet. The proposed project would also include transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical improvements, and 6.9 acres of publicly accessible open space. The subject site is currently within a M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution, and Repair) Zoning Districts and 40-X and 65-X Height and Bulk Districts.

Please Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on November 19, 2018. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify

- 14a. [2017-011878ENV](#) (J. FRANCIS: (415) 575-9147)
POTRERO POWER STATION – the area generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor's Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco

properties (District 10) – Request for Adoption of **Findings and Statement of Overriding Considerations** under the California Environmental Quality Act (CEQA). the Potrero Power Station, Mixed Use Project which would rezone the entirety of the approximately 29-acre site and establish land use controls for the project site through the adoption of the proposed Potrero Power Station Special Use District (SUD), and incorporation of design standards and guidelines in a proposed Design for Development document. The proposed project would involve the demolition of twenty structures, and retention of substantial portions of Station A (an individual and contributing historic resource), the Boiler Stack (a contributing historic resource), and possibly the Unit 3 Power Block (a contributing historic resource). The project would include a mixed-use development with up to approximately 2,601 dwelling units, 1,459,978 gross square feet (gsf) of commercial office/laboratory use, a 241,574 gsf hotel use (250 rooms), 50,000 gsf community facilities use, 35,000 gsf of production, distribution and repair use, 25,000 gsf entertainment/assembly space use, 99,464 gsf of commercial-retail use, 1,862 bicycle parking spaces, and 2,686 parking spaces. New buildings would range in height from 65 to 240 feet. The proposed project would also include transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical improvements, and 6.9 acres of publicly accessible open space. The subject site is currently within a M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution, and Repair) Zoning Districts and 40-X and 65-X Height and Bulk Districts.

Preliminary Recommendation: Adopt Findings and Statement of Overriding Considerations

- 14b. [2017-011878GPA](#) (J. FRANCIS: (415) 575-9147)
POTRERO POWER STATION – the area generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor's Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco properties (District 10) – Request for **General Plan Amendments**. Ordinance introduced by the Planning Commission to amend Maps No. 1 and No. 2 of Commerce and Industry Element; Maps No. 4 and No. 5 of the Urban Design Element; Map 3 of the Recreation and Open Space Element; Map 11 of the Transportation Element; Objective 1.1, Policy 1.1.8, Map 2, and Objective 5.1 of the Central Waterfront Area Plan; and the Land Use Index of the General Plan to conform the General Plan with the Potrero Power Station Special Use District. On September 5, 2019, the Planning Commission recommended initiation of the General Plan Amendments, per Planning Commission Resolution No. 20511.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 14c. [2017-011878PCA](#) (J. FRANCIS: (415) 575-9147)
POTRERO POWER STATION – the area generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor's Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco properties (District 10) – Request for **Planning Code Amendments**. Ordinance introduced by Supervisor Shamann Walton and Mayor London Breed to amend the Planning Code by establishing a Special Use District (SUD) for the Potrero Power Station Mixed-Use Project. The Potrero Power Station SUD would modify specific Planning Code requirements related to permitted uses, ground floor frontage, building standards, off-street parking, dwelling unit exposure, open space, off-street loading, signage, and would establish review procedures for phase approvals and building permits for the Potrero Power Station Mixed-

Use Project. The SUD would also incorporate by reference a proposed “Design for Development” for Potrero Power Station that provides specificity on land use, open space, streets and streetscapes, parking and loading, buildings, lighting, and signage. The subject site is currently within a M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution, and Repair) Zoning Districts and 40-X and 65-X Height and Bulk Districts.

Preliminary Recommendation: Approve

- 14d. [2017-011878PCA](#) (J. FRANCIS: (415) 575-9147)
POTRERO POWER STATION – the area generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor’s Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco properties (District 10) – Request for Approval of the Potrero Power Station Special Use District **Design for Development** (D4D), which outlines the development controls, standards, and guidelines specific to the Potrero Power Station Mixed-Use Project. The proposed D4D articulates a vision and goals for the character of the overall project, and provides specificity on aspects of land use, open space, streets and streetscapes, parking and loading, buildings, lighting, and signage. The subject site is currently within a M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution, and Repair) Zoning Districts and 40-X and 65-X Height and Bulk Districts.
Preliminary Recommendation: Approve
- 14e. [2017-011878MAP](#) (J. FRANCIS: (415) 575-9147)
POTRERO POWER STATION – the area generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor’s Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco properties (District 10) – Request for **Zoning Map Amendments**. Ordinance introduced by Supervisor Walton and Mayor Breed to amend: (1) Zoning Use District Map No. ZN08 to rezone Assessor’s Block and Lots 4175/002; 4175/017; 4175/018 (partial); 4232/001; and 4232/006 from M-2 (Heavy Industrial) to PPS-MU (Potrero Power Station Mixed-Use District) and non-assessed Port and City and County of San Francisco properties from M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution, and Repair) to P (Public) ; (2) Height and Bulk District Use Map No. HT08 to rezone 4175/002; 4175/017; 4175/018 (partial); 4232/001; and 4232/006 from 40-X and 65-X to 65/240-PPS; (3) Special Use District Map No. SU08 to create the new Potrero Power Station Special Use District and assigning to it the Assessor’s Block and Lots 4175/002; 4175/017; 4175/018 (partial); 4232/001; and 4232/006, and non-assessed Port and City and County of San Francisco properties. These Zoning Use District Map, Height and Bulk District Use Map, and Special Use District Map Amendments would support the Potrero Power Station Mixed-Use Project.
Preliminary Recommendation: Approve
- 14f. [2017-011878DVA](#) (J. FRANCIS: (415) 575-9147)
POTRERO POWER STATION – the area generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south and Illinois Street to the west, in the southeast part of San Francisco Assessor’s Block and Lots: 4175/002; 4175/017; 4175/018 (partial), 4232/001; 4232/006 and non-assessed Port and City and County of San Francisco properties (District 10) – Request for approval of **Development Agreement**. Ordinance

introduced by Supervisor Shamann Walton and Mayor London Breed to approve a Development Agreement between the City and County of San Francisco and the “California Barrel Company, LLC” in association with the Potrero Power Station Mixed-Use Project. The proposed Development Agreement will address project phasing, development phase approval procedures, delivery of public realm improvements, the vesting of rights, and public benefits on topics to include affordable housing, workforce development, on-site childcare facilities, on-site community facility, transportation improvements, infrastructure improvements, public and publicly accessible private open space improvements, historic rehabilitation, sustainability and sea level rise protection.

Preliminary Recommendation: Adopt a Recommendation for Approval

- 15a. [2013.0689CUA](#) (M. GIACOMUCCI: (415) 575-8714)
2 HENRY ADAMS STREET – 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 49,999 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, and 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 January 9, 2020)
- 15b. [2013.1593B](#) (M. GIACOMUCCI: (415) 575-8714)
2 HENRY ADAMS STREET – 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 49,999 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, and 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 January 9, 2020)
16. 2012.1384 (E. JARDINES: (415) 575-9144)
ONE VASSAR AVENUE – located on the south side of Harrison Street, between 2nd and 3rd Streets, Lots 001, 078, 079, 080, 080A, 081, 099, 100, 101, 105, 112 and 113, Block 3763 (District 6) – **Informational Presentation** on the proposed project, which includes the demolition of the existing buildings, preservation and adaptive reuse of the existing industrial building at 645 Harrison Street, and construction of three new buildings located at 400 2nd Street, 645 Harrison Street and 657 Harrison Street. 400 2nd Street consists of a 27-story (350-ft tall) office tower with approximately 448,700 gross square feet (gsf) of

office use. 645 Harrison Street consists of a 19-story (200-ft tall) mixed-use hotel with approximately 468 hotel rooms, 44,200 gsf of PDR use, 33,700 gsf of retail use, and 64,800 gsf of office use. 657 Harrison Street consists of a 35-story (350-ft tall) residential tower with approximately 489 dwelling units and a ground floor childcare space. The project site was identified as a “key site” in the Central SoMa Plan and is providing qualified amenities, including streetscape improvements and publicly accessible private open space. The project site is located in the CMUO (Central SoMa Mixed-Use Office) Zoning District, Central SoMa Special Use District and 130-CS-200-CS, 130-CS-350-CS, and 350-CS Height and Bulk Districts.

Preliminary Recommendation: None – Informational

17. [2015-004109CUA-02](#) (E. JARDINES: (415) 575-9144)
333 12TH STREET – north side of 12th Street between Folsom and Harrison Streets, Lots 022 and 055 in Assessor’s Block 3521 (District 6) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 844.23, for the project involving conversion of 200 dwelling units to student housing (with up to 618 beds). The project is proposing to convert the seven-story-over-basement (80-ft tall) residential building (measuring approximately 150,837 gross square feet) to student housing with 188 Class 1 bicycle parking spaces, and 15 Class 2 bicycle parking spaces. The subject property is located within the WMUG (Western SoMa Mixed-Use General) Zoning District, Western SoMa Special Use District, and 55-X and 55/65-X Height and Bulk Districts. 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 January 23, 2020)
18. [2018-011904CUA](#) (L. HOAGLAND: (415) 575-6823)
1420 TARAVAL STREET – between 24th and 25th Avenues, Lot 010 in Assessor’s Block 2353 (District 4) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the demolition of an existing 2,176 square foot three-story single-family home and the new construction of an approximately 6,219 square foot, four-story, mixed-used building with three dwelling units and 1,731 square feet of ground floor commercial within the Taraval Street Neighborhood Commercial (NCD) Zoning District and 65-A 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 December 12, 2019)
Note: On December 12, 2019, after hearing and closing public comment, continued to January 30, 2020 by a vote of +6 -0 (Richards absent).
19. [2018-015058CUA](#) (L. HOAGLAND: (415) 575-6823)
2555 DIAMOND STREET – between Moffit Street and Poppy Lane, Lot 044 in Assessor’s Block 6713 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the demolition of an existing approximately 1,351 gross square foot two-story single-family home and detached approximately 302 square foot rear yard storage shed and the new construction of an approximately 2,949 gross square foot, three-story, single-family dwelling 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: Approve with Conditions

20. [2019-016568CUA](#) (J. HORN: (415) 575-6925)
2255 JUDAH STREET – southwest corner of intersection of Judah Street and 28th Avenue, Lot 036 in Assessor’s Block 1826 (District 4) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 710 to establish a Formula Retail use (dba "Mathnasium", a tutoring service) within an existing 1,540 square foot retail-commercial space at the ground floor of the subject property within a NC-1 (Neighborhood Commercial Cluster District) 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 December 19, 2019)
21. [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 January 16, 2020)
Note: On January 16, 2020, after hearing and closing public comment, continued to January 30, 2020 by a vote of +5 -0 (Johnson and Richards absent).

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.

22. [2018-014127DRP](#) (D. WINSLOW: (415) 575-9159)
2643 31ST AVENUE – between Escolta Way and Vicente Street; 007 in Assessor’s Block 2464A (District 4) – Request for **Discretionary Review** of Building Permit 2018.0814.7292 for the construction an 849 sq. ft. third-story vertical addition and a front 196 sq. ft. roof deck and 29 sq. ft. rear balcony, to an existing two-story single-family home 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

23. [2019-013041DRP](#) (D. WINSLOW: (415) 575-9159)
41 KRONQUIST COURT – near 27th Street; 010 in Assessor’s Block 6582 (District 8) – Request for **Discretionary Review** of Building Permit 2019.0618.3764 for the construction of exterior stairs and a firewall at the rear yard and a first and second floor deck at the rear of a single-family home 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

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.