

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, February 20, 2020
1:00 p.m.
Regular Meeting

Commissioners:

Joel Koppel, President

Kathrin Moore, Vice President

Sue Diamond, Frank Fung, Theresa Imperial,

Milicent Johnson, 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

Commission Hearing Broadcasts:

Live stream: <http://www.sfgovtv.org>

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

Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

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

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at sotf@sfgov.org. Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfbos.org/sunshine.

Privacy Policy

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

San Francisco Lobbyist Ordinance

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; phone (415) 252-3100; fax (415) 252-3112; and online <http://www.sfgov.org/ethics>.

Accessible Meeting Information

Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (415) 558-6309, or commissions.secretary@sfgov.org at least 72 hours in advance of the hearing to help ensure availability.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (415) 558-6309, or commissions.secretary@sfgov.org at least 48 hours in advance of the hearing.

Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

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

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

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

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

ROLL CALL:

President: Joel Koppel
 Vice-President: Kathrin Moore
 Commissioners: Sue Diamond, Frank Fung, Theresa Imperial,
 Milicent Johnson, 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. 2018-001088CUA (G. PANTOJA: (415) 575-8741)
4211 26TH STREET – between Castro and Diamond Streets, Lot 037 in Assessor’s Block 6562 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 for the demolition of an existing two-story, single-family residence with an Unauthorized Dwelling Unit (UDU) and the construction of a three-story, single-family residence with an Accessory Dwelling Unit (ADU) within a RH-1 (Residential-House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to March 12, 2020)

2. 2019-000503DRP-03 (D. WINSLOW: (415) 575-9159)
2452 GREEN STREET – between Scott and Pierce Streets; Lot 011 in Assessor’s Block 0537 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2018.1106.5097, proposing a four-story horizontal addition connected via a one-story corridor at the front of the existing two-story, one-family dwelling which is located at the rear of the lot 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
(Proposed for Indefinite Continuance)

3. 2019-020682CUA (K. WILBORN: (415) 575-9114)
2087 UNION STREET – located on the south side of Union Street between Webster and Buchanan Streets; Lot 015A in Assessor’s Block 0541 (District 2) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, 703.4, and 725, to permit a Massage Establishment use with the existing chair-massage space (d.b.a. “Serenity Wellness Spa”) in the second story of a two-story commercial building within the Union Street Neighborhood Commercial District (NCD) 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
WITHDRAWN

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

4. [2019-004211CUA](#) (C. FAHEY: (415) 575-9139)
[3829 24TH STREET](#) – located on the south side of 24th Street between Vicksburg and Sanchez Streets; Lot 028 in Assessor’s Block 6509 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, for a change of use from dry cleaners to Limited Restaurant and Retail Sales (dba Four Star Market) within the 24th Street Noe Valley NCD (Neighborhood Commercial) Zoning District. 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 with Conditions
(Continued from Regular hearing on February 13, 2020)

C. COMMISSION MATTERS

5. Consideration of Adoption:
 - [Draft Minutes for February 6, 2020](#)
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. [2020-000083PCA](#) (D. SANCHEZ: (415) 575-9082)
OCEAN AVENUE LOT MERGERS, NEIGHBORHOOD NOTICE AND ZONING CONTROLS – Planning Code Amendments introduced by Supervisor Yee amending the Planning Code to require consideration of smaller commercial spaces when creating large lots, limiting lot frontages to 50 feet on Ocean Avenue, creating an exception from neighborhood notices for certain uses in the Ocean Avenue Neighborhood Commercial Transit District, and adding Arts Activity as a use to the Ocean Avenue Neighborhood Commercial Transit District; 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 general welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
- 10a. [2020-000084PCAMAP](#) (R. TONG: (415) 575-9193)
BAYVIEW INDUSTRIAL TRIANGLE ZONING UPDATE – Planning Code and Zoning Map Amendments introduced by Supervisor Walton, amending the Planning Code by amending the Zoning Maps, including zoning and height and bulk limits, to change the use classification and height and bulk limits of parcels in the Bayview Industrial Triangle Redevelopment Project Area; make approval findings under the California Environmental Quality Act; and make findings of consistency with the General Plan and the eight priority policies of the Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code Section 302.
Preliminary Recommendation: Approve
- 10b. [2020-000585PCAMAP](#) (R. TONG: (415) 575-9193)
BAYVIEW INDUSTRIAL TRIANGLE ZONING CANNABIS RESTRICTED USE DISTRICT – Planning Code and Zoning Map Amendments introduced by Supervisor Walton, amending the Planning Code and Zoning Map to establish the Bayview Industrial Triangle Cannabis Restricted Use District; making approval findings under the California Environmental Quality Act; and making findings of consistency with the General Plan and eight priorities of the Planning Code 101.1, and findings of public necessity, convenience, and welfare under Planning Code Section 302. The Restricted Use District would prohibit Medical Cannabis Dispensaries and Cannabis Retail within the Bayview Industrial Triangle, limits of which are determined by the Bayview Industrial Triangle Redevelopment Plan, adopted on July 1, 1980.
Preliminary Recommendation: Approve
11. [2009.3461CWP](#) (M. SNYDER: (415) 575-6891)
AREA PLAN IMPLEMENTATION UPDATE AND INTER-DEPARTMENT PLAN IMPLEMENTATION COMMITTEE (IPIC) REPORT – Informational Presentation on the activities of the Department's Plan Implementation Group, including overview progress toward funding

infrastructure projects called for in adopted area plans and coordination with CACs. Presentation of 2019 Interdepartmental Plan Implementation Committee (IPIC) Report, which includes capital planning accomplishments and recommendations for each plan area.
Preliminary Recommendation: None – Informational

- 12a. [2007.0168CUA-02](#) (M. SNYDER: (415) 575-6891)
HUNTERS VIEW HOPE SF DEVELOPMENT PROJECT – 227–229 West Point Road, Hunters View is generally located along Middle Point Road between Evans Avenue and Innes Avenue and along Fairfax Avenue between Keith Street and Middle Point Road, all Lots in Assessor’s Block 4624 (District 10) – Request to modify **Planned Unit Development** originally approved under Planning Commission Motion No. 17621 (pursuant to Planning Code Sections 303 and 304), which facilitated the complete reconstruction of the 22.5-acre Hunters View housing development, including the demolition of the previously existing 267 units, and the construction of 800 new units (replacement affordable units, new affordable units, and market rate units), approximately 6,400 gsf of retail, 21,600 gsf of community space, and new streets and publicly accessible parks and open space. This modification would change the conditions of approval by: (1) extending the period of performance for another ten years; (2) allowing ten-percent modifications from the Design-for-Development standards; and (3) requiring that the Commission be notified of subsequent phases rather than requiring automatic informational presentations before the Commission; and amending the Hunters View Design-for-Development document by (1) allowing two buildings on lots 14 and 17 up to a height of 65-feet, as allowed by PC Sec. 263.23(c)(5) and within the height limits of the 40/65-X Height and Bulk District; (2) enabling some required usable open space be met on adjacent newly created public open space; (3) enabling the reconfiguration of two of the parks in the development; (4) clarifying parking ally entries are not subject to parking garage dimension requirements; and (5) removing the project-specific parking requirement to allow parking controls be determined by the underlying zoning. The subject site is within a RM-1 (Residential, Mixed, Low Density) District, Hunters View Special Use District, and 40/65-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Approve with Conditions
- 12b. [2007.0168SHD-03](#) (M. SNYDER: (415) 575-6891)
HUNTERS VIEW HOPE SF DEVELOPMENT PROJECT – 227–229 West Point Road, Hunters View is generally located along Middle Point Road between Evans Avenue and Innes Avenue and along Fairfax Avenue between Keith Street and Middle Point Road, all Lots in Assessor’s Block 4624 (District 10) – **Adoption of Findings** under Planning Code Section 295 that the net new shadow from Blocks 14 and 17 of the Hunters View HOPE SF Development Project would not have an adverse impact on India Basin Shoreline Park, or the 900 Innes Avenue Future Park site. The Hunters View HOPE SF Project in its entirety is facilitating the complete reconstruction of the 22.5-acre Hunters View housing development, including the demolition of the previously existing 267 units, and the construction of 800 new units (replacement affordable units, new affordable units, and market rate units), approximately 6,400 gsf of retail, 21,600 gsf of community space, and new streets and publicly accessible parks and open space.
Preliminary Recommendation: Adopt Findings

13. [2017-005154CUA](#) (C. FAHEY: (415) 575-9139)
1300 COLUMBUS AVENUE – north side of Columbus Avenue between Leavenworth and North Point Streets; Lot 005 in Assessor’s Block 0023 (District 3) – Request for Conditional Use Authorization, pursuant to Planning Code Sections 210.1, 303, and 304 to expand an existing hotel use and allow a **Planned Unit Development** with minor deviations from the provisions for height measurement. The project would construct an 87,620 square-foot, 174 room addition with 8,100 square feet of ground floor retail within a C-2 (Community Business) 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 January 16, 2020)
- 14a. [2012.1384ENX](#) (E. JARDINES: (415) 575-9144)
ONE VASSAR – located on the southwest intersection of 2nd and Harrison Streets, east and west of Vassar Place, and north of Perry Street, Lots: 001, 078, 079, 080, 080A, 081, 099, 100, 101, 105, 112, and 113, Block 3763 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Sections 329 and 848, for the demolition of four existing buildings and alteration of a fifth building to allow new construction over 85-ft in height and measuring more than 50,000 gross square feet in size in the Central SoMa Special Use District (SUD) per Planning Code (PC) Section 329(b)(2), for the proposed project involving new construction of: a 35-story, 350-foot tall residential building with 489 dwelling units, childcare and ground-floor retail at 657 Harrison Street; a 15-story vertical addition above an existing four-story PDR/office building at 645 Harrison Street for use as a new hotel with new ground-floor retail and restaurant/bars, thus resulting in a 200-foot tall building; and, new construction of a 27-story, 350-foot tall office building with ground-floor retail. The new mixed-use buildings will cumulatively include a total of approximately 1.5M gross square feet with approximately 493,115 gross square feet of office use (existing and proposed), up to approximately 42,013 gross square feet of PDR use, approximately 37,551 gross square feet of retail use, 1,000 gross square feet of which will be micro-retail, approximately 221,965 gross square feet of hotel use, and approximately 14,000 gross square feet of child care use plus dedicated outdoor space, approximately 322 off-street below-grade parking spaces (including 13 car share spaces), 5 off-street freight loading spaces plus 8 service vehicles, and 386 bicycle parking spaces (308 Class I, 78 Class II). The Project includes approximately 26,625 square feet of on-site open space including residential usable open space and approximately 14,655 square feet of indoor and outdoor privately-owned public open space (POPOS), including a mid-block pedestrian alley (Hawthorne Street Plaza). The project site is identified as a “key site” in the Central SoMa Area Plan and is anticipated to provide qualified amenities including but not limited to a POPOS plaza, improved pedestrian networks, inclusionary affordable housing exceeding the requirements in PC Section 415, and an on-site childcare facility that will exceed the minimum size requirements of the Planning Code. The project qualifies for a special height exception to allow Block No. 3763, Lot 015 an increased height limit of 200 feet, as well as, an increased height limit of 350 feet for Block No. 3763, Lots: 078, 079, 080, 080A, 081, 099, 100, and 101 per Section 263.33. Under the Large Project Authorization the Project requests exceptions from the following Planning Code requirements: PC Section 132.4 [Streetwall Articulation, Setbacks and Tower Separation]; PC Section 135 (h) and 135.3 [Usable Open Space]; PC Section 145.1 and 249.78(c)(1) [Street Frontages: Active Use and Transparency]; PC Section 145.4 [Ground Floor Commercial]; PC Section 261.1 [Narrow and Mid-Block Alley Controls]; PC Section

270(h) [Central SoMa Bulk Controls]; PC Section 270.1 [Horizontal Mass Reduction]; and PC Section 249.78 [Micro-Retail, Childcare, Lot Coverage, and Wind]. 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; 350-CS Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

- 14b. [2012.1384OFA](#) (E. JARDINES: (415) 575-9144)
ONE VASSAR – located on the southwest intersection of 2nd and Harrison Streets, east and west of Vassar Place, and north of Perry Street, Lots: 001, 078, 079, 080, 080A, 081, 099, 100, 101, 105, 112, and 113, Block 3763 (District 6) – Request for **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 for the demolition of the existing office building measuring approximately 65,100 gross square feet, and to authorize up to 430,000 gross square feet from the Office Development Annual Limit. 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; 350-CS Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions
- 14c. [2012.1384CUA](#) (E. JARDINES: (415) 575-9144)
ONE VASSAR – located on the southwest intersection of 2nd and Harrison Streets, east and west of Vassar Place, and north of Perry Street, Lots: 001, 078, 079, 080, 080A, 081, 099, 100, 101, 105, 112, and 113, Block 3763 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 848, to establish a hotel use within the Central SoMa Mixed Use (CMUO) Zoning District. The proposed project includes new construction of a 15-story vertical addition to an existing four-story PDR/office building, thus resulting in a 200-ft tall hotel building with 221,965 gross square feet of hotel, 63,115 gross square feet of office (existing), 42,013 gross square feet of PDR, and 31,101 gross square feet of retail. 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; 350-CS Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions
- 14d. [2012.1384VAR](#) (E. JARDINES: (415) 575-9144)
ONE VASSAR – located on the southwest intersection of 2nd and Harrison Streets, east and west of Vassar Place, and north of Perry Street, Lots: 001, 078, 079, 080, 080A, 081, 099, 100, 101, 105, 112, and 113, Block 3763 (District 6) – Request for a **Variance**, pursuant to Planning Code (PC) Sections: 145.1 [Street Frontage Ground Floor Ceiling Height, Parking Setbacks and Off-street Parking and Loading entrances]; 155 (d) [Required Enclosure of a Private Service Driveway]; 155 (r) [Curb Cut Prohibition on 2nd Street]. The Project Sponsor must also obtain an Administrative Waiver and Modification from the Zoning Administrator for PC Section 155.2 [Location of required Class 1 bicycle parking], PC Sections 152.1 and 161 [Location of Off-Street Freight Loading], and PC Section 155.4 [Location of Required Shower and Lockers], for the proposed Project involving construction of three new mixed-use buildings that will cumulatively include a total of approximately 1.5M square feet with approximately 510,580 gross square feet of office use (existing and proposed), up to approximately 42,013 gross square feet of PDR use, approximately 37,551 gross square feet of retail use, 1,000 gross square feet of which will be micro-retail, approximately 221,965 gross square feet of hotel use, and approximately 14,000 square feet of child care use plus

dedicated outdoor space, approximately 322 off-street below-grade parking spaces (including 13 car share spaces), 5 off-street freight loading spaces plus 8 service vehicles, and 386 bicycle parking spaces (308 Class I, 78 Class II). The project site is located in the CMUO Zoning District, Central SoMa Special Use District, and 130-CS-200-CS; 130-CS-350-CS; 350-CS Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

15. [2019-014039CUA](#) (B. HICKS: (415) 575-9054)
[1735 POLK STREET](#) – west side of Polk Street between Washington Street and Clay Street; Lot 002 in Assessor’s Block 0619 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 723 to establish an approximately 4,400 square foot cannabis retail use and personal service use (d.b.a. Mad River Wellness). The Project will occupy the existing ground floor retail space within in the three-story residential and commercial building in the Polk Street NCD (Neighborhood Commercial) 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 February 6, 2020)
Note: On February 6, 2020, after hearing and closing public comment, continued to February 20, 2020 with direction from the Commission by a vote of +5 -0 (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.

16. [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: Take Discretionary Review and Approve with Modifications
 (Continued from Regular hearing on January 30, 2020)
17. [2019-000650DRP-02](#) (D. WINSLOW: (415) 575-9159)
[617 SANCHEZ STREET](#) – between 19th and Cumberland Streets; 055 in Assessor’s Block 3600 (District 7) – Request for **Discretionary Review** of Building Permit 2019.0115.0390 and 2019.0115.0391 for the demolition of an existing 2-story, approximately 1,000 square foot, one-bedroom, one-bath single-family home and detached garage, and construction of a new four-story (three-stories over basement), 4,149 square foot, four-bedroom, four and a half-bath, 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

(Continued from Regular hearing on January 23, 2020)

18. [2018-007763DRP-05](#) (D. WINSLOW: (415) 575-9159)
66 MOUNTAIN SPRING AVENUE – near Glenbrook Avenue; 025 in Assessor’s Block 2706 (District 7) – Request for **Discretionary Review** of Building Permit 2018.0517.9469 for the demolition of an existing two-story-over-basement single-family home and the construction of a new three-story single-family home within a RH-1(D) (Residential-House, One-Family-Detached) 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.