

SAN FRANCISCO PLANNING COMMISSION



Regular Meeting

NOTICE IS HEREBY GIVEN that the **Thursday, March 12, 2020** San Francisco Planning Commission Regular Meeting has been canceled. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, March 19, 2020**.

Commissioners:

Joel Koppel, President
Kathrin Moore, Vice President
Sue Diamond, Frank Fung,
Theresa Imperial, Milicent Johnson

Commission Secretary:

Jonas P. Ionin

Hearing Materials are available at:

Website: <http://www.sfplanning.org>
Planning Department, 1650 Mission Street, 4th Floor, Suite 400
Voice recorded Agenda only: (415) 558-6422

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

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

- 1a. 2015-000940GPA (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA PLAN AMENDMENT – ADOPTION OF AMENDMENTS TO THE GENERAL PLAN – Pursuant to San Francisco Planning Code 340, the Planning Commission will consider **General Plan Amendments** to amend the Market and Octavia Area Plan, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th streets, and 13th Street to Octavia Boulevard and Haight Street; making conforming amendments to the Housing Element and the Arts Element; making environmental findings under the California Environmental Quality Act, including adoption of a statement of overriding considerations, and 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: Adopt a Resolution Recommending Approval
Continued to April 2, 2020
- 1b. 2015-000940PCA-01 (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA PLAN AMENDMENT – ADOPTION OF AMENDMENTS TO THE PLANNING CODE – Pursuant to San Francisco Planning Code 302, the Planning Commission will consider **Planning Code Amendments** to give effect to the Market and Octavia Area Plan Amendment, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th streets, and 13th Street to Octavia Boulevard and Haight Street; amending Planning Code Sections 145.4, 151.1, 249.33, 261.1, 263.19, 270, 309, 401, 415.3, 421.5, 424.1, 424.3, and 424.4; making environmental findings under the California Environmental Quality Act, including adoption of a statement of overriding considerations, and 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: Adopt a Resolution Recommending Approval
Continued to April 2, 2020
- 1c. 2015-000940MAP (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA PLAN AMENDMENT – ADOPTION OF AMENDMENTS TO THE ZONING MAP – Pursuant to San Francisco Planning Code 302, the Planning Commission will consider **Zoning Map Amendments** to the Planning Code to amend the Van Ness and Market Special Use District and make other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with the Market and Octavia Area Plan Amendment,

encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th streets, and 13th Street to Octavia Boulevard and Haight Street; making environmental findings under the California Environmental Quality Act, including adoption of a statement of overriding considerations, and 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: Adopt a Resolution Recommending Approval

Continued to April 2, 2020

2. 2015-000940PCA-02 (L. LANGLOIS: (415) 575-9083)
HUB HOUSING SUSTAINABILITY DISTRICT – ADOPTION OF AMENDMENTS TO THE BUSINESS AND TAX REGULATIONS CODE AND THE PLANNING CODE – Pursuant to San Francisco Planning Code 302, the Planning Commission will consider **Planning Code and Business and Tax Regulations Code Amendments** to create the Hub Housing Sustainability District, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th streets, and 13th Street to Octavia Boulevard and Haight Street; to provide a streamlined and ministerial approval process for certain housing projects meeting specific labor, on-site affordability, and other requirements; making environmental findings under the California Environmental Quality Act, including adoption of a statement of overriding considerations, and 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: Adopt a Resolution Recommending Approval
Continued to April 2, 2020
- 3a. 2017-009964DRP (D. WINSLOW: (415) 575-9159)
526 LOMBARD STREET – between Fielding and Stockton Streets; 011 in Assessor’s Block 0063 (District 3) – Request for **Discretionary Review** of Building Permit 2017.0718.2272 for the new construction of a four-story, two-family dwelling within a RM-2 (Residential Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
Continued to April 23, 2020
- 3b. 2017-009964VAR (C. FAHEY: (415) 575-9139)

526 LOMBARD STREET – northside of Lombard Street between Stockton and Powell Streets, Lot 011 in Assessor's Block 0063 (District 3) – Request for **Variances** from the rear yard, residential open space, and dwelling unit exposure requirements of the Planning Code, pursuant to Sections 134, 135, and 140. The subject property is located within a RM-2 (Residential – Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.

Continued to April 23, 2020

4. 2018-002124CUA (C. ALEXANDER: (415) 575-8724)
54 04TH STREET – west side of 4th Street and between Market and Mission Streets; Lot 034 in Assessor's Block 3705 (District 13) – Request for a **Conditional Use Authorization** for hotel use pursuant to Planning Code Sections 210.2 and 303. The Project proposes a conversion of the 68 vacant residential hotel rooms (SROs) to tourist use. The subject property (Mosser Hotel) currently contains 81 residential hotel rooms and 87 tourist hotel rooms for a total of 168 rooms within a C-3-R (Downtown-Retail) Zoning District and 160-S Height and Bulk District. 13 tenants currently reside in the 81 residential hotel rooms, with 68 of them vacant. None of the existing tenants are proposed to be evicted. The Project Sponsor proposes to satisfy the one-for-one residential room replacement required by Administrative Code Section 41.13(a)(4) and (a)(5) by paying an in-lieu fee "to a public entity or nonprofit organization, which will use the funds to construct comparable units, an amount at least equal to 80% of the cost of construction of an equal number of comparable units plus site acquisition costs." This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Continued from Regular hearing on February 6, 2020)

Continued to May 7, 2020

9. 2016-003164GPA (S. NICKOLOPOULOS: (415) 575-9089)
HEALTH CARE SERVICES MASTER PLAN – Initiation of Amendments to the **General Plan Amendment** to amend Policy 7.3 of the Commerce and Industry Element of the San Francisco General Plan to reflect the findings and recommendations of the 2019 Health Care Services Master Plan; and making environmental findings under the California Environmental Quality Act, including adopting a statement of overriding considerations, and 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: Initiate and schedule a public hearing on or after April 23, 2020

Continued to March 19, 2020

10. 2016-008561CWP (J. PAPPAS: (415) 575-9053)
HOUSING AFFORDABILITY STRATEGIES – **Informational Presentation** – The Housing Affordability Strategies (HAS) analyzes how the City of San Francisco can improve housing affordability over the next 30 years, particularly for low- and moderate-income households. The HAS analyzed development feasibility, City policies, and public investments needed to achieve the City's housing targets for production of both market rate and affordable housing. The HAS also analyzed programs to preserve affordable housing and to protect and stabilize residents. Planning collaborated with a consultant team and fellow City agencies to develop the HAS and incorporated feedback from community members, advocates, nonprofit and for-profit housing developers, and policy researchers. The HAS will inform the 2022 Housing Element Update, citywide housing policy development and implementation, and neighborhood-level housing planning.

Preliminary Recommendation: None - Informational

Continued to March 19, 2020

- 11a. [2018-011441CUA](#) (M. DITO: (415) 575-9164)
1846 GROVE STREET – south side of Fulton Street between Atalaya Terrace and Masonic Avenue, Lot 003H in Assessor’s Block 1187 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 to construct four dwelling units on a lot zoned RH-2 (Residential, House – Two Family) and RH-3 (Residential, House – Three Family). The Conditional Use Authorization request is to exceed the principally permitted dwelling unit density limit for the respective zoning district. The lot is located within 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 12, 2019)
Note: On December 12, 2019, after hearing and closing public comment, continued to March 12, 2020 by a vote of +6 -0 (Richards absent).
Continued to March 19, 2020
- 11b. [2018-011441VAR](#) (M. DITO: (415) 575-9164)
1846 GROVE STREET – south side of Fulton Street between Atalaya Terrace and Masonic Avenue, Lot 003H in Assessor’s Block 1187 (District 5) – Request for **Variances** from the rear yard, exposure, and bicycle parking requirements of the Planning Code, pursuant to Sections 134, 135, and 151, respectively. The subject property is located within both a RH-2 (Residential, House – Two Family) and RH-3 (Residential, House – Three Family) Zoning District, as well as 40-X Height and Bulk District.
(Continued from Regular hearing on December 12, 2019)
Continued to March 19, 2020
12. [2018-006299CUA](#) (L. AJELLO: (415) 575-9142)
378 8TH AVENUE – east side of 8th Avenue between Clement Street and Geary Blvd.; Lot 024 in Assessor’s Block 1439 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish a three-story single-family dwelling and construct a three-story two-family dwelling. The subject property is located within a RM-1 (Residential, Mixed, Low Density) 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 to March 19, 2020
13. [2019-014251DRP-02](#) (M. DITO: (415) 575-9164)
2001 CHESTNUT STREET – corner of Fillmore Street; Lot 001 in Assessor’s Block 0491 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2019.0717.6081 for the addition of a nighttime entertainment use to an existing restaurant (d.b.a. The Dorian). The nighttime entertainment use would permit a Place of Entertainment permit to be issued for cabaret performances and other live music within a NC-2 (Neighborhood, Commercial, Small Scale) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular hearing on February 13, 2020)
Note: On February 13, 2020, after hearing and closing public comment, continued to March 12, 2020 by a vote of +6 -0 (Richards absent).

Continued to March 19, 2020

14. [2017-010281DRP-02](#) (D. WINSLOW: (415) 575-9159)
236 EL CAMINO DEL MAR – between 25th and 26th Avenues; 008A in Assessor's Block 1304 (District 2) – Request for **Discretionary Review** of Building Permit 2017.0721.2594 for the construction of a rear horizontal addition and new exterior decks at the first thru third floors to an existing three-story, one-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 to March 19, 2020

15. [2018-013511DRP](#) (D. WINSLOW: (415) 575-9159)
350 LIBERTY STREET – between Sanchez and Church Streets; 047 in Assessor's Block 3605 (District 8) – Request for **Discretionary Review** of Building Permit 2018.0921.1017 for the construction of a horizontal front addition to the third floor to the existing three-story single-family dwelling 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 to March 19, 2020

16. [2017-015039DRP](#) (D. WINSLOW: (415) 575-9159)
350-352 SAN JOSE AVENUE – between 25th and 26th Streets; 010A in Assessor's Block 6532 (District 8) – Request for **Discretionary Review** of Building Permit 2018.0403.5430 for the construction of a horizontal addition and a 5'- 8" vertical addition to add eight dwelling units to an existing two-story, four-dwelling unit residential building within a RM-2 (Residential Mixed, Moderate Density) 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 to March 19, 2020