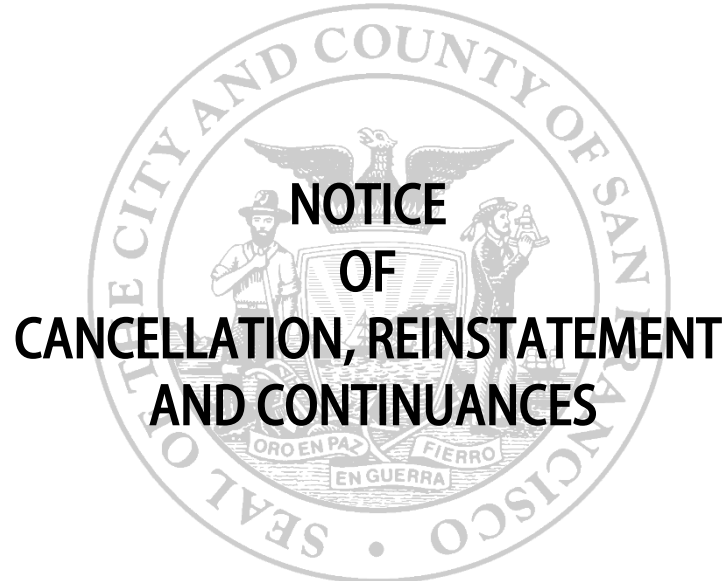


SAN FRANCISCO PLANNING COMMISSION



NOTICE OF CANCELLATION, REINSTATEMENT AND CONTINUANCES

**Thursday,
March 19, 2020**

Regular Meeting

NOTICE IS HEREBY GIVEN that the **Thursday, March 19, 2020** San Francisco Planning Commission Regular Meeting has been canceled and that **Thursday, March 26, 2020, is hereby reinstated** as the next Regular Meeting.

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. [2020-000052PCA](#) (V. FLORES: (415) 575-9173)
STANDARD ENVIRONMENTAL REQUIREMENTS [BF TBD] – Various **Code Amendments** – Ordinance amending the Administrative Code to authorize the Planning Commission to standardize policies that avoid or lessen common environmental impacts of Development Projects, as defined; create a program to apply those policies as requirements to Development Projects that meet certain applicability criteria, in order to protect public health, safety, welfare and the environment while expediting environmental review for housing and other Development Projects; and to make conforming amendments to the Planning, Environment and Police Codes; affirming the Planning Department’s determination under the California Environmental Quality Act (CEQA); 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 findings under Planning Code, Section 302.
Preliminary Recommendation: Approve
(Continued from Regular hearing on February 27, 2020)
Continued to April 2, 2020
- 1b. [2020-000052PCA](#) (J. POLLAK (415-575-8766))
STANDARD ENVIRONMENTAL REQUIREMENTS – AIR QUALITY – **Adopt** Standard Environmental Review Requirements related to the topic of Air Quality.
Preliminary Recommendation: Adopt
Continued to April 2, 2020
3. 2018-011031DRP-03 (D. WINSLOW: (415) 575-9159)
219-223 MISSOURI STREET – between Mariposa and 18th Streets.; Lot 022 in Assessor’s Block 4002 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2018.0730.5884, proposing expansion of two dwelling units; a 3-story vertical addition and the addition of two off-street parking spaces to an existing 1-story, four-family house within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular hearing on February 6, 2020)
Continued to April 30, 2020
4. [2019-020999CUA](#) (A. LINDSAY: (415) 575-9178)
150 WAVERLY PLACE – on east side of Waverly Place between Washington Street and Clay Street, Lot 040 of Assessor’s Block 0210 (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 812, for an existing limited restaurant use (d.b.a The Spicy Shrimp) to operate as a full-service restaurant with a Type-41 On-Sale Beer and Wine for Bona Fide Public Eating Place license. This project was reviewed under the Community Business Priority Processing Program (CB3P). The subject property is located within the CRNC (Chinatown-Residential-Neighborhood Commercial) and 50-N 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

Continued to March 26, 2020

9. [2018-001443MAP](#) (D. SANCHEZ: (415) 575-9082)
M-1 AND M-2 REZONING – Adoption of **Planning Code and Zoning Map Amendments** to rezone certain parcels in Industrial Use Districts to Production, Distribution, and Repair and other Use Districts; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve

Continued to March 26, 2020

- 10a. [2018-007883CWP](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor’s Block 3180/Lot 190. This is an **Informational Presentation** on the proposed Balboa Reservoir Mixed-Use Development Project, located in the Balboa Park Station Plan Area at the site of the SFPUC Balboa Reservoir. Reservoir Community Partners LLC, the project sponsor, seeks to develop the approximately 17.6-acre site for a multi-phased, mixed-use development. The proposed project would rezone the site, establish land use controls and design standards, and provide for development of up to approximately 1.8 million gross square feet (gsf) of uses, including approximately 1.3 million gsf of residential space (approximately 1,100 dwelling units plus residential amenities), approximately 10,000 gsf of community space (childcare and a community room for public use), approximately 7,500 gsf of neighborhood-serving retail, up to 550 residential parking spaces and up to 750 public parking spaces. The project would also build new streets, pathways, and a total of approximately 4 acres of new public open space. The proposed project would modify the existing height limits of 40 and 65 feet to heights ranging from 40 to 78 feet. The project would require amendments to the General Plan and Planning Code, creating a new Balboa Reservoir Special Use District. This presentation will provide an update on the project, including the proposed package of public benefits.

Preliminary Recommendation: None – Informational

Continued to March 26, 2020

- 10b. [2018-007883GPA](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor’s Block 3180/Lot 190. This is a hearing to consider **Initiation of General Plan Amendments** related to the proposed Balboa Reservoir Mixed-Use Development Project, located in the Balboa Park Station Area at the site of the SFPUC Balboa Reservoir, the project sponsor, seeks to redevelop the approximately 17.6-acre site for a multi-phased, mixed-use development, including new open space. The proposed project would rezone the site, establish land use controls and design standards, and provide for development of approximately 1100 dwelling units, approximately 10,000 gsf of community facilities use, 7,500 gsf of retail use, 4 acres of publicly accessible open space, and up to 500 residential parking spaces and up to 750 public parking spaces. The proposed rezoning would modify the existing height limits of 40 and 65 feet to heights ranging from 40 to 78 feet. The project would require

amendments to the General Plan, including the Balboa Station Area Plan, The Land Use Index, the Recreation and Open Space Element and the Housing Element.

Preliminary Recommendation: Initiate and schedule a public hearing on or after April 30, 2020

Continued to March 26, 2020

11. [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 from Canceled hearing on March 12, 2020)
Continued to March 26, 2020

12. (T. SHEYNER: (415) 575-9127)
HAZARDOUS MATERIALS MANAGEMENT PROCEDURES – This **Informational Presentation** will provide an overview of how the department analyzes hazardous materials, specifically subsurface soil, groundwater, and vapor contamination, as part of the environmental review process pursuant to the California Environmental Quality Act. The presentation will also cover the Department’s coordination with the Department of Public Health regarding the Maher Program and sites on the Cortese list.
Preliminary Recommendation: None – Informational
(Continued from Regular hearing on March 5, 2020)
Continued to March 26, 2020

13. [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 from Canceled hearing on March 12, 2020)
Continued to March 26, 2020

14. [2018-011717CUA](#) (S. CISNEROS: (415) 575-9186)
1369 SANCHEZ STREET – east side of Sanchez Street between Cesar Chavez and 27th Street, Lot 027, Assessor’s Block 6579 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to legalize a tantamount to demolition of

an existing three-story, two-unit residence and garage and construct a new three-story, two-unit residence with garage. The subject property is located with a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on February 6, 2019)

Note: On October 24, 2019, after hearing and closing public comment; a motion to Approve with Conditions failed +2 -2 (Moore, Richards against; Melgar, Johnson absent), continued to December 19, 2019 by a vote of +4 -0 (Johnson, Melgar absent). On December 19, 2019, after hearing and closing public comment, continued to February 6, 2020 with direction to include an ADU by a vote of +6 -0 (Richards absent). On February 6, 2020, without hearing, continued to March 19, 2020 by a vote of +5 -0 (Richards absent). Continued to March 26, 2020

15. [2019-021215CUA](#) (G. PANTOJA: (415) 575-8741)
[3751A 24TH STREET](#) – between Church and Chattanooga Streets, Lot 023A in Assessor’s Block 6510 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 202.2(a), 303, and 728 for the establishment of a Cannabis Retail Use (d.b.a. The Mill) at a 932 square-foot tenant space located at the ground floor of an existing two-story, mixed-use building within the 24th Street- Noe Valley Neighborhood Commercial (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
Continued to March 26, 2020
16. [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 from Canceled hearing on March 12, 2020)
Continued to March 26, 2020
- 17a. [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 Canceled hearing on March 12, 2020)

Note: On December 12, 2019, after hearing and closing public comment, continued to March 12, 2020 by a vote of +6 -0 (Richards absent). On March 12, 2020, without hearing, continued to March 19, 2020.

Continued to March 26, 2020

- 17b. [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 Canceled hearing on March 12, 2020)
Continued to March 26, 2020
18. [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 Canceled hearing on March 12, 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). On March 12, 2020, without hearing, continued to March 19, 2020.
Continued to March 26, 2020
19. [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 from Canceled hearing on March 12, 2020)
Continued to March 26, 2020
20. [2019-014211DRP](#) (M. CHRISTENSEN: (415) 575-8742)
667 MISSISSIPPI STREET – east side of Mississippi Street, between 20th and 22nd Streets; Lot 029 in Assessor’s Block 4103 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2019.0717.6109 which proposes to establish a new, 1,016 square

foot Cannabis Retail use, including an on-site smoking and vaporizing room, within an existing non-storefront cannabis production facility within a MUR (Mixed-Use Residential) 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 Conditions
(Continued from Regular hearing on February 6, 2019)

Note: On February 6, 2020, after hearing and closing public comment, continued to March 19, 2020 by a vote of +4 -1 (Richards absent).

Continued to March 26, 2020

21. [2019-002243DRP](#) (D. WINSLOW: (415) 575-9159)
[439 HILL STREET](#) – between Sanchez and Noe Streets; Lot 045 in Assessor’s Block 3621 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2019.0221.3509 for alteration of an existing single-family home with an unauthorized dwelling unit to establish two legal dwelling units, and a horizontal and vertical addition to add 1,472 sq. ft. 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 26, 2020
22. [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 from Canceled hearing on March 12, 2020)
Continued to March 26, 2020
23. [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 from Canceled hearing on March 12, 2020)
Continued to March 26, 2020