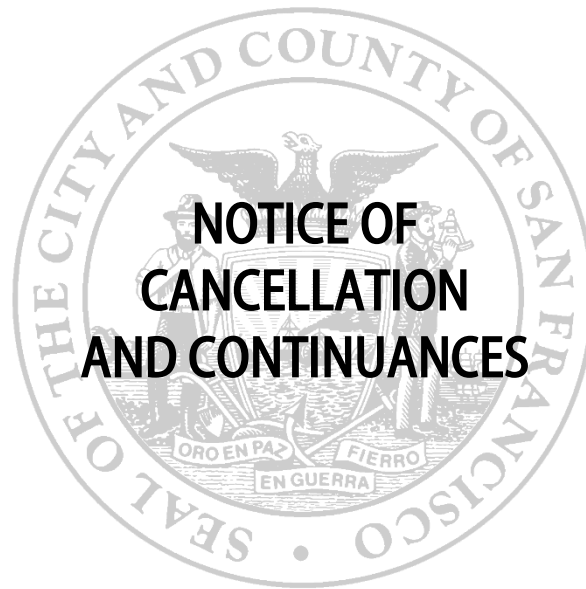


SAN FRANCISCO PLANNING COMMISSION



**Thursday,
April 2, 2020**

Regular Meeting

NOTICE IS HEREBY GIVEN that the **Thursday, April 2, 2020** San Francisco Planning Commission Regular Meeting has been canceled. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, April 9, 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

1. 2019-004582CUA (L. AJELLO: (415) 575-9142)
2817 PINE STREET – south side of Pine Street between Baker and Broderick Streets; Lot 033 in Assessor’s Block 1048 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to legalize a residential merger of two dwelling units into one dwelling unit. The proposed project would legalize the merger of an approximately 500 sq. ft. ground floor studio with a 2,000 sq. ft. three-bedroom unit above in a three-story residential building. The subject property is located within the 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: Disapprove
WITHDRAWN

2. 2016-006860IKA (V. FLORES: (415) 575-9173)
65 OCEAN AVENUE – between Alemany Boulevard and Cayuga Avenue, Lot 018 in Assessor’s Block 6954 (District 11) – Request for a **Fee Waiver and In-Kind Agreement**, pursuant to Planning Code Sections 406 and 414A, to approve a fee waiver to provide an on-site childcare facility in lieu of the Residential Child Care Impact Fee.
Preliminary Recommendation: Approve
(Continued from Regular hearing on February 13, 2020)
Note: On October 24, 2019, after hearing and closing public comment, continued to December 12, 2019 by a vote of +4 -1 (Moore against; Melgar absent). On December 12, 2019, without hearing, continued to January 16, 2020 by a vote of +5 -0 (Johnson and Richards absent). On January 16, 2020, without a hearing, continued to February 13, 2020 by a vote of +6 -0 (Richards absent). On February 13, 2020, without hearing, continued to April 2, 2020 by a vote of +6 -0 (Richards absent). Continued to April 9, 2020

3. 2015-000940E (L. LANGLOIS: (415) 575-9083)
MARKET OCTAVIA AREA PLAN AMENDMENT – The Planning Commission will consider adoption of **CEQA Findings** for actions in connection 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. The CEQA Findings include a statement of overriding considerations; reasons for rejection of alternatives to the proposed Plan; and a mitigation monitoring program associated with the approval of the Hub Central SoMa Plan. For more information, go to <https://sfplanning.org/market-street-hubproject>.
Preliminary Recommendation: Adopt Findings
Continued to April 30, 2020

- 4a. 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 from Canceled hearing on March 12, 2020)
Continued to April 30, 2020
- 4b. 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 from Canceled hearing on March 12, 2020)
Continued to April 30, 2020
- 4c. 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 from Canceled hearing on March 12, 2020)

Continued to April 30, 2020

5. 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 from Canceled hearing on March 12, 2020)
Continued to April 30, 2020

6. 2015-000940ENV (A. CALLAGY: (415) 575-8734)
THE HUB PLAN, 30 VAN NESS AVENUE PROJECT, 98 FRANKLIN STREET PROJECT, AND HUB HOUSING SUSTAINABILITY DISTRICT – approximately 84-acre area of San Francisco within the boundaries of the Market and Octavia Area Plan in the Downtown/Civic Center, South of Market (SoMa), Western Addition, and Mission neighborhoods. Multiple Assessor's Blocks and Lots (Districts 5 and 6) – Certification of the **Final Environmental Impact Report**. The EIR

evaluated the planning department-proposed Hub Plan and related actions. The related actions associated with the Hub Plan are two individual private development projects within the Hub Plan area at 30 Van Ness Avenue and 98 Franklin Street and the designation of portions or all of the Hub Plan area as a Housing Sustainability District (HSD). The Hub Plan would amend the 2008 Market and Octavia Area Plan of the San Francisco General Plan for the easternmost portions of the Market and Octavia Area Plan. The overarching objectives of the Hub Plan are to encourage housing, including affordable housing, and create a neighborhood with a range of uses and services to meet community needs. The Hub Plan would pursue this vision through changes to current zoning controls in the area to meet plan objectives. The proposed project at 30 Van Ness Avenue includes retention of portions of an existing 75-foot-tall, five-story building and construction of a 47-story building with ground-floor retail space, up to 10 floors of office space, and 37 floors of residential space. The 30 Van Ness Avenue site would also include space for 148 vehicular parking spaces and 349 bicycle spaces. The proposed project at 98 Franklin Street includes demolition of an existing 100-space surface parking lot and construction of a 31-story residential tower above a five-story podium that would be occupied by new facilities for the International High School (Grades 9–12 of the French American International School [FAIS]). The 98 Franklin Street site would also include approximately 108 vehicular parking spaces and 539 bicycle spaces.

Please Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on September 9, 2019. 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

Continued to April 30, 2020

7. 2015-004568ENV (R. SCHUETT: (415) 575-9030)
10 SOUTH VAN NESS AVENUE MIXED-USE PROJECT – the project site is located at the southwest corner of South Van Ness Avenue and Market Street, Assessor’s Block 3506, Lots 003A and 004 (District 6) – **Certification of the Final Environmental Impact Report**. The proposed project would involve demolition of the existing two-story, 30- to 45-foot-tall, 91,088 gross-square-foot (gsf) historic building, built in 1927 which most recently operated as the San Francisco Honda auto dealership and construction of up to 966 residential units in a mixed-use residential building comprised of a 55-story, 590-foot-tall tower over a single podium with ground floor retail. Up to 255 vehicle parking spaces and 321 bicycle parking spaces would be provided within a two-level subterranean parking garage, accessible from 12th Street. The project site is located in the Downtown General Commercial (C-3-G) Use District and 120-R-2/120/400-R-2 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 December 11, 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

Continued to April 30, 2020

8. 2019-004021CUA (B. HICKS (415) 575-9054)
1331-1335 GRANT AVENUE – west side of Grant Avenue between Green Street and Vallejo Street; Lot 004 in Assessor’s Block 0131 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, 722, and 780.3 to establish

an approximately 1078 square foot cannabis retail use (d.b.a. Barbary Coast North Beach). The Project will occupy the ground floor retail space within in the existing three-story residential and commercial building in the North Beach (SUD) Special Use District, North Beach NCD (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

Continued to April 30, 2020

9. 2019-019628CUA (K. WILBORN: (415) 575-9114)
1888 CLEMENT STREET – between 20th and 19th Avenues, Lot 061 in in Assessor’s Block 1414 (District 1) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 717 for a Formula Retail Institutional Education Use (d.b.a. “Kumon” learning center), at the ground floor of the subject property located within the Outer Clement NCD (Castro Neighborhood Commercial 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 to April 30, 2020

10. 2019-021378CUA (W. HUGHEN: (415) 575-8722)
4092 18TH STREET – between Castro and Hartford Streets, Lot 057 in in Assessor’s Block 3582 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 715 for the conversion of the existing limited restaurant to full-service Restaurant (d.b.a. “Quicky Burgers”) with a Type 41 On-Sale Beer and Wine for Bona fide Public Eating Place license, at the ground floor of the subject property located within the Castro NCD (Castro Neighborhood Commercial 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 to April 30, 2020

- 11a. [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 Canceled hearing on March 19, 2020)

Continued to April 30, 2020

- 11b. [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 from Canceled hearing on March 19, 2020)
Continued to April 30, 2020
12. 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
(Continued from Regular hearing on February 20, 2020)
Continued to April 30, 2020
13. 2018-013422DRP (D. WINSLOW: (415) 575-9159)
1926 DIVISADERO STREET – between California and Pine Streets; 024 in Assessor’s Block 1027 (District 2) – Request for **Discretionary Review** of Building Permit 2018.0808.6831 for the construction of an approximately 166 square foot rear addition at the second floor of the two-story over basement single-family dwelling 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 to April 30, 2020
14. 2015-014170DRP (D. WINSLOW: (415) 575-9159)
804 22ND STREET – between Tennessee and Minnesota Streets; 010 in Assessor’s Block 4107 (District 10) – Request for **Discretionary Review** of Building Permit 2018.0813.7232 for the construction of a one-story horizontal addition at the rear to expand the first-story commercial space and a one-story vertical addition (approximately 1,250 square feet) to create a new third floor with a roof deck above within a NCT-2 (Neighborhood Commercial, Transit -2) Zoning District and 45-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 30, 2020
15. [2017-011214CUA](#) (N. KWIATKOWSKA: (415) 575-9185)
9 APOLLO STREET – south side of Apollo Street between Topeka and Thornton Avenues, Lot 048 of Assessor’s Block 5354 (District 10) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to remove an unauthorized dwelling unit from the ground floor by merging it with the existing dwelling unit above. The subject

property is currently authorized for use as a single-family dwelling within a RH-1 (Residential-House, One-Family) Zoning District and 40-X 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)

Note: On January 23, 2020, after hearing and closing public comment, continued to April 2, 2020, with direction from the CPC by a vote of +6 -0 (Richards absent).

Continued to May 21, 2020

- 16a. 2018-008397CUA (K. DURANDET: (415) 575-6816)
2005 17TH STREET – south side of 17th Street between Kansas and Vermont Streets, Lot 001J of Assessor’s Block 3977 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to remove an unauthorized dwelling unit from the ground floor basement/garage level of an existing single-family, two-story residential building. The building would retain the one existing legal dwelling unit. The subject property is located within a RH-2 (Residential House, Two-Family) Zoning District and 45-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).
Continued to May 21, 2020
- 16b. 2018-008397VAR (K. DURANDET: (415) 575-6816)
2005 17TH STREET – south side of 17th Street between Vermont and Kansas Streets, Lot 001J of Assessor’s Block 3977 (District 10) – Request for **Variance** from the Zoning Administrator to reconstruct an unauthorized deck and stair with an addition of a firewall which extends into the required rear yard. Planning Code Section 134 requires the subject property to maintain a rear yard of approximately 23 feet. Therefore, a rear yard variance is required. The subject property is located within a RH-2 (Residential-House, Two-Family) Zoning District and 45-X Height and Bulk District.
Continued to May 21, 2020