

**SAN FRANCISCO  
PLANNING COMMISSION  
AND  
RECREATION AND PARK COMMISSION**



**Notice of Joint Meeting  
&  
Agenda**

**Remote Hearing**  
via video and teleconferencing

**Thursday, May 21, 2020  
3:00 p.m.  
Special Meeting**

**PLANNING COMMISSION:**

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

**RECREATION AND PARK  
COMMISSION:**

President: Mark Buell  
Vice-President: Allan Low  
Commissioners: Kat Anderson, Gloria Bonilla, Tom Harrison,  
Larry Mazzola, Eric McDonnell

Commission Secretary:  
Jonas P. Ionin

**Hearing Materials are available at:**  
Website: <http://www.sfplanning.org>  
Voice recorded Agenda only: (415) 558-6422

**Commission Hearing Broadcasts:**  
Live stream: <https://sfgovtv.org/planning>

Disability and language accommodations available upon request to:  
[commissions.secretary@sfgov.org](mailto: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](mailto: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](http://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](mailto: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](mailto: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.

## **Remote Access to Information and Participation**

*In accordance with Governor Newsom's statewide order for all residents to Shelter-in-place - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus.*

*On April 3, 2020, the Planning Commission was authorized to resume their hearing schedule through the duration of the shelter-in-place remotely. Therefore, the Planning Commission meetings will be held via videoconferencing and allow for remote public comment. The Commission strongly encourages interested parties to submit their comments in writing, in advance of the hearing to [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org). Visit the SFGovTV website (<https://sfgovtv.org/planning>) to stream the live meetings or watch on a local television station.*

*Public Comment call-in: Toll-free number: 888-273-3658 / Access code: 3107452*

*The public comment call-in line number will also be provided on the Department's webpage [www.sfplanning.org](http://www.sfplanning.org) and during the live SFGovTV broadcast.*

*As the COVID-19 emergency progresses, please visit the Planning website regularly to be updated on the current situation as it affects the hearing process and the Planning Commission.*

## ROLL CALL:

**PLANNING**

**COMMISSION:** President: Joel Koppel  
 Vice-President: Kathrin Moore  
 Commissioners: Sue Diamond, Frank Fung,  
 Theresa Imperial, Milicent Johnson

**RECREATION AND PARK**

**COMMISSION:** President: Mark Buell  
 Vice-President: Allan Low  
 Commissioners: Kat Anderson, Gloria Bonilla, Tom Harrison,  
 Larry Mazzola, Eric McDonnell

**A. SPECIAL CALENDAR**

**NOTE:** The Joint Commissions will hold one public hearing for the public to provide testimony on all items listed below. Following the public hearing, the Recreation and Park Commission will act jointly with the Planning Commission to consider raising the cumulative shadow limit for Civic Center Plaza and the Recreation and Park Commission will consider making a recommendation to the Planning Commission regarding the possible adverse impact of shadow on Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia's Green; Civic Center Plaza; and Howard and Langton Mini Park. Following action on those items, the Recreation and Park Commission will adjourn, and the Planning Commission will remain in session and separately consider action on all other entitlements.

- 1a. [2017-008051SHD](#) (N. FOSTER: (415) 575-9167)  
**30 VAN NESS AVENUE** – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor's Block 0835 (District 6) – **Discussion and possible Joint Action by the Planning Commission and the Recreation and Park Commission to raise the cumulative shadow limit for Civic Center Plaza, pursuant to the jointly-approved Planning Code Section 295 Implementation Memo adopted in 1989, in order to accommodate new shadow cast by the proposed project at 30 Van Ness Avenue.** The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as "Below Market Rate" units). The Project Site is located within the C-3-G (Downtown General Commercial) Zoning District, 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness & Market Residential Special Use District.  
*Preliminary Recommendation: Raise Cumulative Shadow Limit*  
**(Planning Commission and Recreation and Park Commission Joint Action)**

- 1b. [2017-008051SHD](#) (J. PEREZ: (415) 575-5603)  
**30 VAN NESS AVENUE** – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor’s Block 0835 (District 6) – **Discussion and possible action by the Recreation and Park Commission to adopt a resolution to recommend to the Planning Commission that the new shadow cast by the proposed project at 30 Van Ness Avenue will or will not have a significant adverse impact on the use of six (6) properties under the jurisdiction of the Recreation and Parks Department (Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia’s Green; Civic Center Plaza; and Howard and Langton Mini Park), as required by Planning Code Section 295 (the Sunlight Ordinance).** The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as “Below Market Rate” units). The Project Site is located within the C-3-G (Downtown General Commercial) Zoning District, 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness and Market Residential Special Use District.  
**(Recreation and Park Commission Action Only)**

**NOTE: FOLLOWING ITEMS 1A and 1B, THE RECREATION AND PARK COMMISSION WILL ADJOURN, AND THE PLANNING COMMISSION WILL REMAIN IN SESSION TO SEPARATELY CONSIDER ADDITIONAL ITEMS. PLEASE SEE THE PLANNING COMMISSION AGENDA FOR MORE INFORMATION.**

- 2a. [2017-008051SHD](#) (N. FOSTER: (415) 575-9167)  
**30 VAN NESS AVENUE** – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor’s Block 0835 (District 6) – Request for **Adoption of Shadow Findings** Pursuant to Section 295 that the new shadow cast by the proposed project at 30 Van Ness Avenue will not have a significant adverse impact on the use of six (6) properties under the jurisdiction of the Recreation and Parks Department (Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia’s Green; Civic Center Plaza; and Howard & Langton Mini Park). The proposed project (“Project”) includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540’ inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as “Below Market Rate” units). The Project Site is located within the C-3-G (Downtown General Commercial) Zoning

District, the 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness & Market Residential Special Use District.

*Preliminary Recommendation: Adopt Findings*  
**(Planning Commission Action Only)**

- 2b. [2017-008051ENV](#) (N. FOSTER: (415) 575-9167)  
30 VAN NESS AVENUE – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor’s Block 0835 (District 6) – Request for **Adoption of Findings** of Fact, Findings Regarding Significant and Unavoidable Impacts, Evaluation of Mitigation Measures and Alternatives, and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act (CEQA). The proposed project (“Project”) includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540’ inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as “Below Market Rate” units). The Project Site is located within the C-3-G (Downtown General Commercial) Zoning District, the 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness & Market Residential Special Use District.  
*Preliminary Recommendation: Adopt Findings*  
**(Planning Commission Action Only)**
- 2c. [2017-008051DNX](#) (N. FOSTER: (415) 575-9167)  
30 VAN NESS AVENUE – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor’s Block 0835 (District 6) – Request for **Downtown Project Authorization** pursuant to Planning Code Sections 210.2 and 309 to allow a project greater than 50,000 square feet of floor area within a C-3 Zoning District with exceptions for permitted obstructions (decorative architectural features) over sidewalks (Section 136); reduction of ground-level wind currents in C-3 Districts (Section 148); height limits for parcels within the Van Ness & Market Residential Special Use District” (Section 263.19); and bulk controls (Section 270). The proposed project (“Project”) includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540’ inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units)

provided as on-site affordable dwelling units (also known as “Below Market Rate” units). The Project Site is located within the C-3-G (Downtown General Commercial) Zoning District, the 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness & Market Residential Special Use District.

*Preliminary Recommendation: Approve with Conditions*  
**(Planning Commission Action Only)**

- 2d. [2017-008051CUA](#) (N. FOSTER: (415) 575-9167)  
30 VAN NESS AVENUE – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor’s Block 0835 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2, 249.33(b)(7) and 303 to allow a retail use size in excess of 6,000 gross square feet. The proposed project (“Project”) includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540’ inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as “Below Market Rate” units). The Project Site is located within the C-3-G (Downtown General Commercial) Zoning District, the 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness & Market Residential Special Use District.
- Preliminary Recommendation: Approve with Conditions*  
**(Planning Commission Action Only)**

- 2e. [2017-008051OFA](#) (N. FOSTER: (415) 575-9167)  
30 VAN NESS AVENUE – located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor’s Block 0835 (District 6) – Request for **Office Development Allocation** under the 2019-2020 Annual Office Development Limitation Program (Sections 320 through 325) authorizing up to 49,999 gross square feet of general office use. The proposed project (“Project”) includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540’ inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as “Below Market Rate” units). The Project Site is located

within the C-3-G (Downtown General Commercial) Zoning District, 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness and Market Residential Special Use District.  
*Preliminary Recommendation: Approve with Conditions*  
**(Planning Commission Action Only)**

**RETURN TO REGULAR CALENDAR: SEE PLANNING COMMISSION AGENDA**