

SAN FRANCISCO PLANNING COMMISSION



Notice of Hearing & Agenda

Remote Hearing
via video and teleconferencing

Thursday, May 21, 2020

1:00 p.m.

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>

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Accessible Meeting Information

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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. 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 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:

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

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. 2020-003041PCA (D. SANCHEZ: (415) 575-9082)
CONDITIONAL USE REVIEW AND APPROVAL PROCESS – **Planning Code amendments** introduced by Supervisor Peskin amending the Planning Code to expedite the Conditional Use authorization review and approval process and reduce the application fee for certain uses of commercial space; 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
(Proposed for Continuance to May 28, 2020)

2. 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 April 23, 2020)
Note: On February 6, 2020, after hearing and closing public comment, continued to March 19, 2020 by a vote of +4 -1 (Richards absent). On March 19, 2020, without hearing, continued to March 26, 2020. On March 26, 2020, without hearing, continued to April 9, 2020. On April 9, 2020, without hearing, continued to April 23, 2020 by a vote of +6 -0. On April 23, 2020, without hearing, continued to May 21, 2020 by a vote of +6 -0.
(Proposed for Continuance to June 4, 2020)

- 3a. 2017-009796DRP (D. WINSLOW: (415) 575-9159)
1088 HOWARD STREET – between 7th and Russ Streets; 030 and 031 in Assessor’s Block 3726 (District 6) – Request for **Discretionary Review** of Building Permit 2018.0702.3483 for the merging of lots 030 and 031 and construction of a six-story vertical and horizontal addition (approximately 24,000 square feet) above a one-story commercial building resulting in 24 residential units within a MUG (Mixed Use-General) Zoning District and 85-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
(Proposed for Continuance to June 4, 2020)

- 3b. 2017-009796VAR (D. WINSLOW: (415) 575-9159)
1088 HOWARD STREET – between 7th and Russ Streets; 030 and 031 in Assessor's Block 3726 (District 6) – Request for a **Variance** from the Dwelling Unit Exposure requirement under Planning Code Section 140 within a MUG (Mixed Use-General) Zoning District and 85-X Height and Bulk District.
(Proposed for Continuance to June 4, 2020)
4. 2019-020151DRP-03 (D. WINSLOW: (415) 575-9159)
486 DUNCAN STREET – between Noe and Sanchez Streets; 021 in Assessor's Block 6591 (District 8) – Request for **Discretionary Review** of Building Permit 2019.1205.8713 to construct a deck over an existing 2-story portion of a single family house which extends partially in the required rear yard 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
(Proposed for Continuance to June 4, 2020)
5. 2016-003164GPA (S. NICKOLOPOULOS: (415) 575-9089)
HEALTH CARE SERVICES MASTER PLAN – Initiation of Ordinance **amending the General Plan** to revise the Commerce and Industry Element, to update it and incorporate the 2019 Health Care Services Master Plan; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings under Planning Code Section 340 and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.
(Continued from Regular hearing on April 23, 2020)
(Proposed for Continuance to June 25, 2020)
6. 2020-001294CUA (M. CHRISTENSEN: (415) 575-8742)
2441 MISSION STREET – east side of Mission street, between 20th and 21st Streets; Lot 026 in Assessor's Block 3610 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 754 and 303, requesting to amend Planning Commission Motion No. 19776 to authorize smoking and vaporizing on-site at the existing Medical Cannabis Dispensary (dba Mission Cannabis Club) within the mezzanine of the first floor of the subject property within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.
(Proposed for Continuance to July 9, 2020)
7. 2019-014214DRP (M. CHRISTENSEN: (415) 575-8742)
457 MARIPOSA STREET – between Third and Illinois Streets; Lot 043 in Assessor's Block 3994 (District 10) – Request for a **Discretionary Review** of Building Permit No. 2019.0702.4973, which proposes to establish a new Cannabis Retail establishment of approximately 2,500 square feet in size, including on-site consumption, in an existing one-story Industrial building within an Urban Mixed Use (UMU) Zoning District and 68-X Height and Bulk District. Minor interior and exterior alterations are proposed to the subject tenant space. 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 April 23, 2020)

Preliminary Recommendation:

(Proposed for Continuance to July 9, 2020)

- 8a. 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\(h\)](#).
Preliminary Recommendation:
(Continued from Canceled hearing on April 2, 2020)
(Proposed for Continuance to July 9, 2020)
- 8b. 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 from Canceled hearing on April 2, 2020)
(Proposed for Continuance to July 9, 2020)
9. 2019-005176CUA (S. FERGUSON: (415) 575-9074)
722 STEINER STREET – southeast corner of Steiner and Grove streets; Lot 023 in Assessor’s Block 0803 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, 317, and 209.1 for a Residential Merger of Two Dwelling Units into a Single-Family Residence within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The Project is not defined as a project under CEQA Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.
Preliminary Recommendation: Disapprove
(Continued from Regular hearing on April 16, 2020)
(Proposed for Continuance to July 16, 2020)
- 10a. 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 April 30, 2020)

(Proposed for Continuance to July 30, 2020)

- 10b. 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 Regular hearing on April 30, 2020)

(Proposed for Continuance to July 30, 2020)

11. 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 Canceled hearing on April 2, 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). On April 2, 2020, without hearing, continued to May 21, 2020.

(Proposed for Indefinite Continuance)

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

12. [2018-016668CUA](#) (S. UPDEGRAVE: (415) 558-6612)
585 HOWARD STREET – south side of Howard Street between 1st and 2nd Streets with secondary frontage on Tehama Street; Lot 099 in Assessor's Block 3736 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to allow an Office Use on the ground floor within the Downtown Office Special Development (C-3-O(SD)) Zoning District, 350-S Height and Bulk District, and the Transit Center C-3-O(SD) Commercial and Transbay 3 Special Use 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

13. [2019-013418CUA](#) (S. UPDEGRAVE: (415) 558-6612)
[526 COLUMBUS AVENUE](#) – east side of Columbus Avenue between Union Street and Green Street with secondary frontage on Stockton Street; Lot 003 in Assessor’s Block 0117 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 780.3 and 303 to modify the previously imposed Condition of Approval No. 2 under Case No. 92.137C, Planning Commission Motion 13349, to allow a full kitchen for an established Restaurant Use within the North Beach Neighborhood Commercial Zoning District, 40-X Height and Bulk District, and the North Beach and Telegraph Hill-Nob Hill Residential Special Use 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
14. [2020-001384CUA](#) (M. CHANDLER: (415) 575-9048)
[1650 POLK STREET](#) – east side of Polk Street at the corner of Polk and Clay Streets; Lot 022 in Assessor’s Block 0621 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 723, 202.3, and 303, to establish an approximately 11,877 sf General Entertainment use with 1,888 sf accessory Limited Restaurant use at the existing vacant tenant space, most recently used as a General Grocery, located in the Polk Street NCD (Neighborhood Commercial District) Zoning District and 65-A Height and Bulk District. This project was reviewed under the Community Business Priority Processing Program (CB3P). 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
15. [2020-003090CUA](#) (G. PANTOJA: (415) 575-8741)
[1299 SANCHEZ STREET](#) – east side of Sanchez Street and Clipper and 26th Streets; Lot 020 in Assessor’s Block 6552 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 710 for the change of use of an approximately 1,139 square-foot tenant space at an existing two-story, mixed-use building from a Limited Restaurant with an Accessory Coffee Roaster to a Restaurant (d.b.a. “Noe Valley Coffee”) with an Accessory Coffee Roaster within a Neighborhood Commercial, Cluster (NC-1) 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

C. COMMISSION MATTERS

16. Consideration of Adoption:
- [Draft Minutes for May 7, 2020](#)
17. 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

18. Director's Announcements
19. 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.

20. [2015-000940ENV](#), [2017-008051ENV](#), [2016-014802ENV](#) (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 from Regular hearing on May 14, 2020)

21. [2015-000940ENV](#) (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 Market and Octavia Area Plan Amendment.

Preliminary Recommendation: Adopt Findings

(Continued from Regular hearing on May 14, 2020)

- 22a. [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 Regular hearing on May 14, 2020)

- 22b. [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, 155, 207.6, 249.33, 261.1, 263.19, 270, 270.2, 309, 341.5, 401, 411A.5, 416.3, 421.5, 424.1, 424.3, 424.4, and 424.5** 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 Regular hearing on May 14, 2020)
- 22c. [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 Regular hearing on May 14, 2020)
- 22d. [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 Regular hearing on May 14, 2020)

22e. [2015-000940CWP-02](#) (L. LANGLOIS: (415) 575-9083)

MARKET OCTAVIA PLAN AMENDMENT – ADOPTION OF THE IMPLEMENTATION PROGRAM –

The Planning Commission will consider adopting the **Implementation Program** to guide implementation of the Hub area 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 Regular hearing on May 14, 2020)

3:00 P.M.

The following matter(s) may not be considered prior to the time indicated above. It is provided as a courtesy to limit unnecessary wait times. Therefore, the following item(s) will be considered at or after the time indicated.

G. SPECIAL JOINT MEETING CALENDAR WITH THE RECREATION AND PARK 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

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)

H. **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.**

- 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

- 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

- 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

- 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
- 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

NOTE: FOLLOWING ITEMS 2A THROUGH 2E, THE PLANNING COMMISSION WILL REMAIN IN SESSION TO CONTINUE ITS REGULAR CALENDAR.

23. [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 from Regular hearing on May 14, 2020)
24. [2020-000215CUA](#) (B. HICKS: (415) 575-9054)
4118 21ST STREET – north side of 21st Street between Diamond Street and Eureka Street; Lot 017 in Assessor’s Block 2750 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to legalize the demolition of a 3,025 square foot, two-story over basement, single family home and to authorize the construction of a 4,481 square foot, three-story over basement, two family home in 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 April 23, 2020)
Note: On April 23, 2020, after hearing and closing public comment, continued to May 21, 2020 by a vote of +5 -1 (Koppel against).

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.