

SAN FRANCISCO PLANNING COMMISSION



Notice of Hearing & Agenda

Remote Hearing
via video and teleconferencing

Thursday, May 28, 2020

1:00 p.m.

Regular Meeting

Commissioners:

Joel Koppel, President

Kathrin Moore, Vice President

Deland Chan, 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

Commission Hearing Broadcasts:

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Live, Thursdays at 1:00 p.m., Cable Channel 78

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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.

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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: Deland Chan, 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. 2017-002545DRP-03 (C. MAY: (415) 575-9087)
2417 GREEN STREET – south side of Green Street, between Pierce and Scott Streets; Lot 028 in Assessor’s Block 0560 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2017.04.28.5244 proposing to construct one- and three-story horizontal rear additions, construct 3rd and 4th floor vertical additions, and lower all floor plates in the existing single-family dwelling by approximately two feet. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet and would include a one-bedroom accessory dwelling unit measuring approximately 1,023 square feet on the first floor. The project also proposes the partial excavation of the rear yard for a sunken terrace, façade alterations, and interior modifications including the expansion of the existing basement level garage to accommodate another vehicle 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: Take Discretionary Review and Approve with Modifications
 (Continued from Regular hearing on April 16, 2020)
Note: On January 9, 2020, after hearing and closing public comment, continued to April 16, 2020 with directions by a vote of +6 -0 (Richards absent). On April 16, 2020, without hearing, continued to May 28, 2020 by a vote of +6 -0.
(Proposed for Continuance to June 18, 2020)

2. 2018-012576CUA (D. WEISSGLASS: (415) 575-9177)
1769 LOMBARD STREET – south side of Lombard Street between Laguna and Octavia Streets; Lot 027 in Assessor’s Block 0506 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 145.2, 303, and 712 to authorize an Outdoor Activity Area in conjunction with a Kennel Use (d.b.a. “The Grateful Dog”) as well as a one-year review of Motion No. 20355, which authorized the Kennel Use, within a NC-3 (Neighborhood Commercial, Moderate Scale) 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 April 23, 2020)
Note: On March 5, 2020, after hearing and closing public comment, continued to April 23, 2020 for the sponsor to adhere to original conditions of approval by a vote of +6 -0. On April 23, 2020, without hearing, continued to May 28, 2020 by a vote of +6 -0.
(Proposed for Continuance to June 25, 2020)

3. 2019-021795CUA (M. CHANDLER: (415) 575-9048)
650 FREDERICK STREET – northside between Arguello Boulevard and Stanyan Street (Kezar Stadium), Lot 001 of Assessor's Block 1264 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 211.2 and 303, to install a Verizon Wireless macro wireless telecommunications facility to increase wireless communications coverage within Golden Gate Park and the surrounding area. The Verizon Wireless project consists of fifteen (15) new Antennas, eighteen (18) new remote radio units, and two (2) Surge Suppressors on existing stadium light pole, and ancillary equipment including ground mounted equipment screened within a fence. The subject property is located within a P (Public), and OS Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
(Proposed for Continuance to July 23, 2020)
4. 2018-015239DRP (D. WINSLOW: (415) 575-9159)
1222 FUNSTON AVENUE – between Irving Street and Lincoln Way; 040 in Assessor's Block 1738 (District 5) – Request for **Discretionary Review** of Building Permit 2018.1211.8001 to demolish an existing one-car garage at the front of the subject property and construct a new four story, single family residence 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 July 23, 2020)
5. 2018-012442DRP (D. WINSLOW: (415) 575-9159)
436 TEHAMA STREET – between 5th and 6th Streets; 106 in Assessor's Block 3732 (District 6) – Request for **Discretionary Review** of Building Permit 2018.0628.3202 to create 2 new dwelling units on the ground floor per ordinance 162-16 and eliminate two off-street parking spaces within a MUR (Mixed Use - Residential) 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
(Proposed for Continuance to July 23, 2020)

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

6. [2019-020527CUA](#) (C. MAY: (415) 575-9087)
2675 GEARY BOULEVARD – located on the southeast corner of Geary Boulevard and Masonic Avenue; Lot 001 in Assessor's Block 1094 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 303.1 and 712 to establish a formula retail use (d.b.a. AT&T Mobility) within the vacant one-story building, recently constructed fronting onto the east side of Masonic Avenue within a NC-3 (Moderate-scale

Neighborhood Commercial) Zoning District and 40-X and 80-D Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

7. [2019-004110CUA](#) (C. MAY: (415) 575-9087)
2675 GEARY BOULEVARD – located on the southeast corner of Geary Boulevard and Masonic Avenue; Lot 001 in Assessor’s Block 1094 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1 and 712 to permit a Formula Retail use (d.b.a. Whole Foods Market) within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-X and 80-D Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

8. [2019-020831CUA](#) (K. WILBORN: (415) 575-9114)
1117 IRVING STREET – located on the southwest corner of Irving Street and 12th Avenue; Lot 001 in Assessor’s Block 1767 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 730, to convert an existing chair/foot massage use unto a Massage Establishment within the Inner Sunset Neighborhood Commercial District (NCD) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

9. [2020-000200CUA](#) (K. WILBORN: (415) 575-9114)
1240 09TH AVENUE – located on the eastern side of 09th Avenue between Lincoln Way and Irving Street; Lot 029 in Assessor’s Block 1742 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 730, to convert an existing 2nd story, rear yard deck into an Outdoor Activity Area to service the existing restaurant (d.b.a. Fiorella) within the Inner Sunset Neighborhood Commercial District (NCD) 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

C. COMMISSION MATTERS

10. Consideration of Adoption:
 - [Draft Minutes for May 14, 2020](#)

11. 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

12. Director's Announcements
13. 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.

14. [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
(Continued from Regular hearing on May 21, 2020)
- 15a. [2016-014802ENV](#) (C. ALEXANDER: (415) 575-8724)
98 FRANKLIN STREET – located on the east side of Franklin Street between Oak and Market Streets; Lots 008, 009, & 013 in Assessor's Block 0836 (District 5) – Request for **Adoption of Findings and Adoption of a Statement of Overriding Considerations** pursuant to the California Environmental Quality Act (CEQA). The proposed project ("Project") includes the construction of a new 36-story mixed-use building reaching a roof height of up to 365 feet tall (396'8" inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 524,014 square feet, with approximately 379,003 gross square feet of residential use within a tower situated atop a 5-story podium containing approximately 84,815 gross square feet of institutional use (French American International School), and approximately 3,229 square feet of retail uses on the ground floor. The Project also includes 306 Class 1 and 53 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 111 vehicle parking and 3 car share spaces provided for the residential and school uses. The Project would contain a mix of

259 studio and one-bedroom units, 52 two-bedroom units, and 35 three-bedroom units totaling 345 dwelling units, with 20 percent of the total units (69 dwelling units) provided as affordable (Below Market Rate). The subject property is located within a C-3-G Zoning District, Market and Van Ness Downtown Residential Special Use District and 120/365-R-2 Height and Bulk District.

Preliminary Recommendation: Adopt Findings

- 15b. [2016-014802SHD](#) (C. ALEXANDER: (415) 575-8724)
98 FRANKLIN STREET – located on the east side of Franklin Street between Oak and Market Streets; Lots 008, 009, & 013 in Assessor’s Block 0836 (District 5) – Request for **Adoption of Shadow Findings** Pursuant to Section 295 that the new shadow cast by the proposed project at 98 Franklin Street will not have a significant adverse impact on the use of four (4) properties under the jurisdiction of the Recreation and Parks Department (Koshland Community Park; Patricia’s Green; Page & Laguna Mini Park; and the future 11th/Natoma park site). The proposed project (“Project”) includes the construction of a new 36-story mixed-use building reaching a roof height of up to 365 feet tall (396’8” inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 524,014 square feet, with approximately 379,003 gross square feet of residential use within a tower situated atop a 5-story podium containing approximately 84,815 gross square feet of institutional use (French American International School), and approximately 3,229 square feet of retail uses on the ground floor. The Project also includes 306 Class 1 and 53 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 111 vehicle parking and 3 car share spaces provided for the residential and school uses. The Project would contain a mix of 259 studio and one-bedroom units, 52 two-bedroom units, and 35 three-bedroom units totaling 345 dwelling units, with 20 percent of the total units (69 dwelling units) provided as affordable (Below Market Rate). The subject property is located within a C-3-G Zoning District, Market and Van Ness Downtown Residential Special Use District and 120/365-R-2 Height and Bulk District.

Preliminary Recommendation: Adopt Findings

- 15c. [2016-014802DNX](#) (C. ALEXANDER: (415) 575-8724)
98 FRANKLIN STREET – located on the east side of Franklin Street between Oak and Market Streets; Lots 008, 009, & 013 in Assessor’s Block 0836 (District 5) – 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 awnings, canopies, and marquees (Section 136.1); usable open space for dwelling units (Section 135); dwelling unit exposure requirements (Section 140); reduction of ground-level wind currents in C-3 Districts (Section 148); minimum Dwelling Unit Mix requirements (Section 207.6); 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 the construction of a new 36-story mixed-use building reaching a roof height of up to 365 feet tall (396’8” inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 524,014 square feet, with approximately 379,003 gross square feet of residential use within a tower situated atop a 5-story podium containing approximately 84,815 gross square feet of institutional use (French American International School), and approximately 3,229 square feet of retail uses on the ground floor. The Project also includes 306 Class 1 and 53 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 111

vehicle parking and 3 car share spaces provided for the residential and school uses. The Project would contain a mix of 259 studio and one-bedroom units, 52 two-bedroom units, and 35 three-bedroom units totaling 345 dwelling units, with 20 percent of the total units (69 dwelling units) provided as affordable (Below Market Rate). The subject property is located within a C-3-G Zoning District, Market and Van Ness Downtown Residential Special Use District and 120/365-R-2 Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

16. [2019-019985CUA](#) (M. CHANDLER: (415) 575-9048)
755 STANYAN STREET/670 KEZAR DRIVE – southside of Kezar Drive between Arguello Boulevard and Stanyan Street (Kezar Stadium), Lot 001 of Assessor’s Block 1700 (District 5) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 211.2 and 303, to install an AT&T Mobility macro wireless telecommunications facility to increase wireless communications coverage within Golden Gate Park and the surrounding area. The AT&T Mobility project consists of twelve (12) ATT panel Antennas, twenty-four (24) ATT remote radio heads on existing stadium light poles, and ancillary equipment including ground mounted equipment screened behind an iron fence. The subject property is located within the P (Public), and OS Height and Bulk Districts. [31.04\(h\)](#)
Preliminary Recommendation: Approve with Conditions

G. 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.

17. [2018-007883ENV](#) (J. POLING: (415) 575-9072)
BALBOA RESERVOIR PROJECT – (Assessor’s Block 3180, Lot 190) – a 17.6-acre project site within the Balboa Park Station Plan Area – Certification of the **Final Subsequent Environmental Impact Report**. The subsequent EIR evaluates two different options for the site’s residential density: (1) the Developer’s Proposed Option (1,100 dwelling units), proposed by Reservoir Community Partners LLC; and (2) the Additional Housing Option (1,550 dwelling units), proposed by the City. Overall, the proposed project would construct up to approximately 1.8 million gross square feet of uses, including between approximately 1.3 and 1.5 million gross square feet of residential space, approximately 10,000 gross square feet of community space, approximately 7,500 gross square feet of retail, up to 550 residential parking spaces and 750 public parking spaces in the Developer’s Proposed Option, and up to 650 residential parking spaces in the Additional Housing Option. The buildings would range in height from 25 to 78 feet in the Developer’s Proposed Option, and from 25 to 88 feet in the Additional Housing Option.
Please Note: The public hearing on the draft subsequent EIR is closed. The public comment period for the draft subsequent EIR ended on September 23, 2019. Public comment will be received when the item is called during the hearing; however, comments submitted may not be included in the Final Subsequent EIR.
Preliminary Recommendation: Certify

- 18a. [2018-007883ENV](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – the area located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the

Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor's Block 3180, Lot 190 (partial) (District 7) – Request for **Adoption of Findings and Statement of Overriding Considerations** under the California Environmental Quality Act (CEQA) for the Balboa Reservoir Project which would rezone the entirety of the approximately 17.6-acre site and establish land use controls for the project site through the adoption of the proposed Balboa Reservoir Special Use District (SUD) and incorporation of proposed Design Standards and Guidelines. The proposed project would develop the Balboa Reservoir site into a mixed-income residential neighborhood. The project would include approximately 1,100 dwelling units, approximately 10,000 gross square feet of community space, including a childcare facility, approximately 7,500 gross square feet of retail, up to 550 residential parking spaces and up to 450 parking spaces for use by the general public. New buildings would range in height from 25 to 78 feet. The proposed project would also include transportation and circulation improvements, new and upgraded utilities and infrastructure, and approximately 4 acres of open space. The subject site is currently within a P (Public) Zoning District and 40-X and 65-A Height and Bulk Districts.

Preliminary Recommendation: Adopt Findings and Statement of Overriding Considerations

- 18b. [2018-007883GPA](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – the area located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor's Block 3180, Lot 190 (partial) (District 7) – Request for **General Plan Amendments**. Ordinance introduced by the Planning Commission to amend (1) introduction text, Map 2, Objective 1.4, Map 3, Policy 1.4.2, Map 4, Policy 2.4.4, Policy 3.4.3, Objective 4.4, Policy 4.4.1, Policy 5.1.1, Policy 5.1.3, Map 5, and Map 6 of the Balboa Park Station Area Plan to reflect the mixed-income residential neighborhood nature for the subject site; (2) Map 3 of the Recreation and Open Space Element; (3) the Land Use Index to reflect amendments to the maps described above in the Balboa Park Station Area Plan and the Recreation and Open Space Element; and (4) the Housing Element to include a new policy to promote housing that is designed for families with children. On April 9, 2020, the Planning Commission recommended initiation of the General Plan Amendments, per Planning Commission Resolution No. 20679.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 18c. [2018-007883PCA](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – the area located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor's Block 3180, Lot 190 (partial) (District 7) – Request for **Planning Code Amendments**. Ordinance introduced by Supervisor Yee to amend the Planning Code by establishing a Special Use District (SUD) for the Balboa Reservoir Project [Board File No. 200422]. The Balboa Reservoir SUD would modify specific Planning Code requirements related to permitted uses, building standards, off-street parking, dwelling unit exposure, open space, off-street loading, signage, and would establish review procedures for phase approvals and building permits for the Balboa Reservoir Project. The SUD would also incorporate by reference a proposed "Design Standards and Guidelines" document for the Balboa Reservoir Project that provides specificity on land use, open space, streets and streetscapes, parking and loading, buildings, lighting, and signage. The subject site is currently within a P (Public) Zoning District and 40-X and 65-A Height and Bulk Districts.

Preliminary Recommendation: Approve

- 18d. [2017-016313CWP](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – the area located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor’s Block 3180, Lot 190 (partial) (District 7) – Request for Approval of the Balboa Reservoir Special Use District **Design Standards and Guidelines** (DSG), which outlines the development controls, standards, and guidelines specific to the Balboa Reservoir Project, which is located an approximately 17.6-acre site located generally north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor’s Block and Lots 3180/190 (partial). The proposed DSG articulates a vision and goals for the character of the overall project, and provides specificity on aspects of land use, open space, streets and streetscapes, parking and loading, buildings, and signage. The subject site is currently within a P (Public) Zoning District and 40-X and 65-A Height and Bulk Districts.
Preliminary Recommendation: Approve Design Standards and Guidelines
- 18e. [2018-007883MAP](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – the area located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor’s Block 3180, Lot 190 (partial) (District 7) – Request for **Zoning Map Amendments** [Board File No. 200422] – Ordinance introduced by Supervisor Yee to amend: (1) Planning Code Zoning Map No. ZN12 by rezoning Assessor’s Block and Lots 3180/190, except for the 80-foot wide strip along the southern boundary containing SFPUC pipelines, from P (Public) to BR-MU (Balboa Reservoir Mixed-Use District); (2) Planning Code Height and Bulk Map HT12 by designating Assessor’s Block and Lots 3180/190 (partial) from 40-X and 65-A to 48-X for Blocks TH1, TH2, and H; 78-X for the remainder of the site; (3) Planning Code Special Use District Map No. SU12 to create the new Balboa Reservoir Special Use District and assigning to it the Assessor’s Block and Lots 3180/190, except for the 80-foot wide strip along the southern boundary containing SFPUC pipelines. These Zoning Use District Map, Height and Bulk District Use Map, and Special Use District Map Amendments would support the Balboa Reservoir Project.
Preliminary Recommendation: Approve
- 18f. [2018-007883DVA](#) (S. HONG: (415) 575-9026)
BALBOA RESERVOIR PROJECT – the area located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, Assessor’s Block 3180, Lot 190 (partial) (District 7) – Request to Adopt a Recommendation of Approval of a **Development Agreement**. Ordinance introduced by Supervisor Yee to approve a Development Agreement between the City and County of San Francisco and the “Reservoir Community Partners, LLC” in association with the Balboa Reservoir Project [Board File No. 200423]. The proposed Development Agreement will address project phasing, development phase approval procedures, delivery of public realm improvements, and public benefits on topics to include affordable housing, workforce development, on-

site childcare facility, transportation improvements, infrastructure improvements, and publicly accessible private open space improvements, and sustainability.

Preliminary Recommendation: Approve

19. [2019-016230CWP](#) (K. HADDADAN: 415-575-9068)
HOUSING ELEMENT 2022 UPDATE – Informational Presentation – The Planning Department is launching a two-year process to update the Housing Element of the General Plan. The update is due late 2022 and will include an analysis of housing needs and updated policies to respond to those needs, centered in racial and social equity. The Housing Element Update will also ensure that San Francisco maintains sufficient development housing capacity for the number of households that will be allocated to San Francisco for the 2022-2030 cycle. The Planning Department is publicly launching the public outreach with a variety of tools including: a website, promotional video, and a digital participation platform, along with other outreach tools complying with the Shelter in Place Order.

Preliminary Recommendation: None – Informational

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.