

SAN FRANCISCO PLANNING COMMISSION



Notice of Hearing & Agenda

Remote Hearing
via video and teleconferencing

Thursday, June 11, 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:

Live stream: <https://sfgovtv.org/planning>

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

Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

Disability and language accommodations available upon request to:
commissions.secretary@sfgov.org or (415) 558-6309 at least 48 hours in advance.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at sotf@sfgov.org. Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfbos.org/sunshine.

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Accessible Meeting Information

Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

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Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

SPANISH: Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al 415-558-6309. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE: 規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電415-558-6309。請在聽證會舉行之前的至少48個小時提出要求。

TAGALOG: Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa 415-558-6309. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

RUSSIAN: Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру 415-558-6309. Запросы должны делаться минимум за 48 часов до начала слушания.

Remote Access to Information and Participation

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

On April 3, 2020, the Planning Commission was authorized to resume their hearing schedule through the duration of the shelter-in-place remotely. Therefore, the Planning Commission meetings will be held via videoconferencing and allow for remote public comment. The Commission strongly encourages interested parties to submit their comments in writing, in advance of the hearing to commissions.secretary@sfgov.org. 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.

- 1a. [2018-012065CUA](#) (L. HOAGLAND: (415) 575-6823)
5500 MISSION STREET – northwest corner of Mission Street and Foote Avenue; Lots 001G, 001H, 001I and 036 in Assessor's Block 7066 (District 11) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2 and 303 to demolish an existing 2,750 square foot industrial building and new construction of a four-story, 40-ft tall, mixed-use building with a 72 bed residential care facility for the elderly, 8 group housing rooms (11 beds) and one manager's unit and 888 square feet of ground floor commercial in the Excelsior Outer Mission Street (NCD) Neighborhood Commercial Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on April 30, 2020)
(Proposed for Continuance to June 25, 2020)
- 1b. [2018-012065VAR](#) (L. HOAGLAND: (415) 575-6823)
5500 MISSION STREET – northwest corner of Mission Street and Foote Avenue; Lots 001G, 001H, 001I and 036 in Assessor's Block 7066 (District 11) – Request for a **Variance** from the Zoning Administrator, pursuant to Planning Code Section 134 (Rear Yard) to construct a new four-story, 40-ft tall, mixed-use building in the Excelsior Outer Mission Street (NCD) Neighborhood Commercial Zoning District and 40-X Height and Bulk District.
 (Continued from Regular hearing on April 30, 2020)
(Proposed for Continuance to June 25, 2020)
2. 2019-021084CUA (C. FEENEY: (415) 575-9174)
355 BAY SHORE BOULEVARD – east side of Bay Shore Boulevard between Flower and Waterloo Streets; Lot 030 in Assessor's Block 5598 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.65, 303, and 303.1, to establish a General Grocery Formula Retail use (d.b.a. Grocery Outlet) measuring approximately 14,792 gross square feet, within a PDR-2 (Core Production, Distribution, and Repair) Zoning District, Bayshore Boulevard Home Improvement Special Use District, and 65-J 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
(Proposed for Continuance to July 16, 2020)

3. 2018-011031DRP-03 (D. WINSLOW: (415) 575-9159)
219-223 MISSOURI STREET – between Mariposa and 18th Streets.; Lot 022 in Assessor’s Block 4002 (District 10) – Request for **Discretionary Review** of Building Permit Application No. 2018.0730.5884, proposing expansion of two dwelling units; a 3-story vertical addition and the addition of two off-street parking spaces to an existing 1-story, four-family house within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
 (Continued from Canceled hearing on March 19, 2020)
(Proposed for Continuance to July 16, 2020)
4. 2019-003900DRP (D. WINSLOW: (415) 575-9159)
1526 MASONIC AVENUE – between Upper Terrace and Java Street; Lot 039 in Assessor’s Block 2616 (District 8) – Request for **Discretionary Review** of Building Permit Application No 2019.0605.2567 for construction of a one-story, 21’ high, 735 square foot, artist cottage and dwelling unit at the rear of the property. The cottage will be located within the required rear yard and will require a variance. No exterior or interior alterations are proposed for the main house located at the front of the property 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: Take Discretionary Review and Approve with Modifications
 (Continued from Regular hearing on April 23, 2020)
Note: On January 23, 2020, after hearing and closing public comment, continued to March 5, 2020, with direction from the CPC by a vote of +6 -0 (Richards absent). On March 5, 2020, without a hearing, continued to April 23, 2020 by a vote of +6 -0. On April 23, 2020, without a hearing, continued to June 11, 2020 by a vote of +6 -0.
(Proposed for Indefinite Continuance)

B. COMMISSION MATTERS

5. Consideration of Adoption:
- [Draft Minutes for May 28, 2020](#)
6. 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.
7. [2016-003351CWP](#) (M CHION: (415) 575-9124)
RESOLUTION CENTERING THE PLANNING DEPARTMENT’S WORK PROGRAM AND RESOURCE ALLOCATION ON RACIAL AND SOCIAL EQUITY – **Adoption** of a Resolution centering the Planning Department’s work program and resource allocation on racial and social equity;

acknowledging the history of inequitable planning policies that have resulted in racial disparities; directing the Department to implement its Racial and Social Equity Action Plan; directing the Department to develop proactive strategies to address structural and institutional racism, in collaboration with Black and Indigenous communities and Communities of Color; directing the Department to amend its hiring and promotion practices to ensure that the Department's staff reflects the diversity and demographics of the community; recommending that the Board of Supervisors condemn discriminatory government actions; and, directing the Department to build accountability through metrics and reporting.

Preliminary Recommendation: Adopt

C. DEPARTMENT MATTERS

8. Director's Announcements
9. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

D. 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.

E. 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.

10. [2019-023608CRV](#) (D. LANDIS: (415) 575-9118)
FY 2020-2022 PROPOSED BUDGET UPDATE – Informational Presentation – Update on the Mayor's FY 2020-2021 and FY2021-2022 budget due to COVID-19 revenue impacts.
Preliminary Recommendation: None – Informational
11. [2010.0515CWP](#) (M. SNYDER: (415) 575-6891)
POTRERO HOPE SF DEVELOPMENT – The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25th and 26th Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor's Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001, 4223/ 001; 4287/076 and 007 (District 10) – Request for an **Amendment to the Design Standards and Guidelines** (DSG) document of Potrero HOPE SF Special Use District, which outlines controls, standards and guidelines specific to the Potrero HOPE SF Development Project. The proposed DSG amendment would increase the height of Block B, located on the southeast portion of the

Potrero HOPE SF site, from 40 feet to 50 feet for most of Block B and up to 65 feet for limited portions of the site including the southeastern most corner of Block B, along with other minor changes. The project site is located within a RM-2 (Residential, Mixed, Moderate Density), 40/65-Height and Bulk District, and within the Potrero HOPE SF Special Use District.

Preliminary Recommendation: Approve

12. [2007.0604X](#) (L. HOAGLAND: (415) 575-6823)
1145 MISSION STREET – southeast side of Mission Street; Lot 168 of Assessor’s Block 3727 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to allow new construction of a six-story, 65-foot tall, mixed-use building (approximately 37,905 square feet) with 25 residential dwelling units, approximately 4,500 square feet of ground floor commercial, 9 below-grade off-street parking spaces, 1 car-share parking space, 30 Class 1 bicycle parking spaces, and 2 Class 2 bicycle parking spaces on a vacant lot. The Project includes a dwelling-unit mix consisting of 15 one-bedroom units and 10 two-bedroom units. The project site is located within a MUO (Mixed-Use Office) Zoning District and 65-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

- 13a. [2019-000013CUA](#) (C. CAMPBELL: (415) 575-8732)
552-554 HILL STREET – north side of Hill Street, between Noe and Castro Streets; Lot 065 in Assessor’s Block 3622 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317, to legalize the merger of two Residential Flats and the unauthorized removal and relocation of one dwelling unit to basement level within a RH-2 (residential- house, two family) Zoning District with 40-X Height and Bulk designation. The proposed project would also legalize an unauthorized rear building and deck expansion. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Disapprove

(Continued from Regular hearing on April 30, 2020)

- 13b. [2019-000013VAR](#) (C. CAMPBELL: (415) 575-8732)
552-554 HILL STREET – north side of Hill Street, between Noe and Castro Streets; Lot 065 in Assessor’s Block 3622 (District 8) – Request for **Variance** from the Zoning Administrator to legalize the unauthorized removal & relocation of one dwelling unit to basement level, the horizontal building and deck expansion on an existing two-dwelling unit building. The existing building is non-conforming, and the unauthorized rear building and deck additions encroach approximately 11 feet 4 inches into the required rear yard and result in a rear yard of 28 feet 6 inches. Planning Code Section 134 requires the subject property to maintain a rear yard of 39 feet 10 Inches. Therefore, a rear yard variance is required. Planning Code Section 140 requires each dwelling unit to face on an open area meeting minimum dimensions. The relocated dwelling unit does not meet the minimum requirements. Therefore, an exposure variance is required. Planning Code Section 135 requires the subject project to provide 166 square feet of common usable open space for each dwelling unit. The relocated dwelling unit would not comply with the open space requirement. Therefore, an open space variance is required. The subject property is located

within a RH-2 (Residential House, Two Family) Zoning District and 40-X Height and Bulk District.

(Continued from Regular hearing on April 30, 2020)

- 14a. [2019-001455CUA](#) (C. CAMPBELL: (415) 575-8732)
1750 WAWONA STREET – north side of Wawona Street between 25th and 30th Avenues, Lot 011 in Assessor’s Block 2468 (District 4) – Request a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 317 to allow the tantamount to demolition of an existing two-story single-family dwelling and legalize work exceeded beyond the scope approved under permit 2017.0712.1692 to construct a horizontal addition within a RH-1 (Residential House, Single-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
- 14b. [2019-001455VAR](#) (C. CAMPBELL: (415) 575-8732)
1750 WAWONA STREET – north side of Wawona Street between 25th and 30th Avenues, Lot 011 in Assessor’s Block 2468 (District 4) – Request for **Variance** from the Zoning Administrator, pursuant to Planning Code Sections 134. The project is to allow the tantamount to demolition of an existing two-story single-family dwelling and legalize work exceeded beyond the scope approved under permit 2017.0712.1692 to construct a horizontal addition within the required rear yard. Planning Code Section 134 requires the subject property to maintain a rear yard of approximately 43 feet 5 Inches. The unauthorized rear building addition encroaches approximately 4 feet 2 inches into the required rear yard and result in a rear yard of 39 feet 2 inches. Therefore, the project requires a variance. The subject property is located within a RH-1 (Residential House, Single-Family) Zoning District and 40-X Height and Bulk District.
15. [2018-012648CUA](#) (J. HORN: (415) 575-6925)
2001 37TH AVENUE – northeast side of 39th Avenue and Rivera Street; Lot 006 in Assessor’s Block 2094 (District 4) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 304 to amend an existing Planned Unit Development (PUD) for St. Ignatius College Preparatory to allow the construction of a lighting system at the J.B. Murphy Field athletic stadium for weekday and weekend evening use and to install a Verizon Wireless macro wireless telecommunications services (WTS) facility. The project will construct four 90-foot tall light standards and the WTS facility and ancillary equipment will be attached to the northwest standard. Under the PUD, the project is seeking an exception to rear yard (Planning Code Section 134) requirements. The subject property is located within a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on May 14, 2020)
- 16a. [2015-004568ENV](#) (A. PERRY: (415) 575-9017)
10 SOUTH VAN NESS AVENUE – located at the southwest corner of the intersection of Market Street and South Van Ness Avenue, bound by those two streets and 12th Street to the west; Lots 003A and 004 in Assessor’s Block 3506 (District 6) – Request for Planning Commission consideration of **Adoption of CEQA Findings**, a Statement of Overriding

Considerations, and a Mitigation and Monitoring Reporting Program under the California Environmental Quality Act (CEQA). The Project includes demolition of the existing two-story commercial building and construction of a new 55-story, 590-foot tall, mixed-use residential building (approximately 906,811 gross square feet) with 966 dwelling units (consisting of 347 studios, 433 1-bedrooms, 165 2-bedrooms, and 21 3-bedrooms), approximately 29,443 square feet of retail sales and service uses, over two basement garage levels consisting of 255 off-street parking spaces, 4 off-street freight loading spaces, 2 off-street service vehicle spaces, 6 car-share spaces, and 321 Class 1 bicycle parking spaces, plus 61 class 2 bicycle parking spaces located within the public right-of-way. The Project would also include creation of a new entry to the Van Ness Muni Station within the ground floor of the subject property. New public open space and a mid-block alley between Market and 12th Streets would also be included at the ground floor. The Project Site is located within a C-3-G (Downtown – General Commercial) Zoning District, the Van Ness and Market Residential Special Use District, 120/400-R-2 and 120-R-2 Height and Bulk Districts, and proposed 120/400-R-2//140/590-R-2 and 120/400-R-2/120-R-2//140/590-R-2 Height and Bulk Districts under the Market and Octavia Area Plan Amendments.

Preliminary Recommendation: Adopt CEQA Findings
(Continued from Regular hearing on June 4, 2020)

- 16b. [2015-004568SHD](#) (A. PERRY: (415) 575-9017)
10 SOUTH VAN NESS AVENUE – located at the southwest corner of the intersection of Market Street and South Van Ness Avenue, bound by those two streets and 12th Street to the west; Lots 003A and 004 in Assessor’s Block 3506 (District 6) – Request for Planning Commission consideration of **Adoption of Shadow Findings** pursuant to Section 295 that shadows from the project would not adversely affect use of seven (7) properties under the jurisdiction of the Recreation and Park Commission (Patricia’s Green; Page and Laguna Mini Park; Hayes Valley Playground; Koshland Community Park and Learning Center; Howard and Langton Mini Park; Buchanan Street Mall; and the 11th and Natoma Future Park Site). The Project includes demolition of the existing two-story commercial building and construction of a new 55-story, 590-foot tall, mixed-use residential building (approximately 906,811 gross square feet) with 966 dwelling units (consisting of 347 studios, 433 1-bedrooms, 165 2-bedrooms, and 21 3-bedrooms), approximately 29,443 square feet of retail sales and service uses, over two basement garage levels consisting of 255 off-street parking spaces, 4 off-street freight loading spaces, 2 off-street service vehicle spaces, 6 car-share spaces, and 321 Class 1 bicycle parking spaces, plus 61 class 2 bicycle parking spaces located within the public right-of-way. The Project would also include creation of a new entry to the Van Ness Muni Station within the ground floor of the subject property. New public open space and a mid-block alley between Market and 12th Streets would also be included at the ground floor. The Project Site is located within a C-3-G (Downtown – General Commercial) Zoning District, the Van Ness and Market Residential Special Use District, 120/400-R-2 and 120-R-2 Height and Bulk Districts, and proposed 120/400-R-2//140/590-R-2 and 120/400-R-2/120-R-2//140/590-R-2 Height and Bulk Districts under the Market and Octavia Area Plan Amendments.
- Preliminary Recommendation: Adopt Shadow Findings*
(Continued from Regular hearing on June 4, 2020)

- 16c. [2015-004568DNX](#) (A. PERRY: (415) 575-9017)
10 SOUTH VAN NESS AVENUE – located at the southwest corner of the intersection of Market Street and South Van Ness Avenue, bound by those two streets and 12th Street to the west; Lots 003A and 004 in Assessor’s Block 3506 (District 6) – Request for Planning Commission consideration of a **Downtown Project Authorization** pursuant to Section 309 with exceptions from Planning Code requirements for: (1) Dwelling Unit Exposure (Section 140); (2) Sunlight Access to Public Sidewalks (Section 146); (3) Maximum Ground-Level Wind Currents (Section 148); (4) Maximum Projections Over the Public Right-of-Way (Section 136); (5) Height and Bulk Limits (Sections 263.19 and 270(f)); (6) Mid-Block Alleys for Large Lot Development (Section 270.2); and (7) Dwelling Unit Mix (Section 207.6). The Project includes demolition of the existing two-story commercial building and construction of a new 55-story, 590-foot tall, mixed-use residential building (approximately 906,811 gross square feet) with 966 dwelling units (consisting of 347 studios, 433 1-bedrooms, 165 2-bedrooms, and 21 3-bedrooms), approximately 29,443 square feet of retail sales and service uses, over two basement garage levels consisting of 255 off-street parking spaces, 4 off-street freight loading spaces, 2 off-street service vehicle spaces, 6 car-share spaces, and 321 Class 1 bicycle parking spaces, plus 61 class 2 bicycle parking spaces located within the public right-of-way. The Project would also include creation of a new entry to the Van Ness Muni Station within the ground floor of the subject property. New public open space and a mid-block alley between Market and 12th Streets would also be included at the ground floor. The Project Site is located within a C-3-G (Downtown – General Commercial) Zoning District, the Van Ness and Market Residential Special Use District, 120/400-R-2 and 120-R-2 Height and Bulk Districts, and proposed 120/400-R-2//140/590-R-2 and 120/400-R-2/120-R-2//140/590-R-2 Height and Bulk Districts under the Market and Octavia Area Plan Amendments.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on June 4, 2020)

- 16d. [2015-004568CUA](#) (A. PERRY: (415) 575-9017)
10 SOUTH VAN NESS AVENUE – located at the southwest corner of the intersection of Market Street and South Van Ness Avenue, bound by those two streets and 12th Street to the west; Lots 003A and 004 in Assessor’s Block 3506 (District 6) – Request for Planning Commission consideration of a **Conditional Use Authorization** pursuant to Sections 303 and 249.33(b)(7) for a non-residential use size larger than 6,000 square feet within the Van Ness and Market Residential SUD. The Project includes demolition of the existing two-story commercial building and construction of a new 55-story, 590-foot tall, mixed-use residential building (approximately 906,811 gross square feet) with 966 dwelling units (consisting of 347 studios, 433 1-bedrooms, 165 2-bedrooms, and 21 3-bedrooms), approximately 29,443 square feet of retail sales and service uses, over two basement garage levels consisting of 255 off-street parking spaces, 4 off-street freight loading spaces, 2 off-street service vehicle spaces, 6 car-share spaces, and 321 Class 1 bicycle parking spaces, plus 61 class 2 bicycle parking spaces located within the public right-of-way. The Project would also include creation of a new entry to the Van Ness Muni Station within the ground floor of the subject property. New public open space and a mid-block alley between Market and 12th Streets would also be included at the ground floor. The Project Site is located within the C-3-G (Downtown – General Commercial) Zoning District, the Van Ness and Market Residential Special Use District, 120/400-R-2 and 120-R-2 Height and Bulk Districts, and proposed 120/400-R-2//140/590-R-2 and 120/400-R-2/120-R-

2//140/590-R-2 Height and Bulk Districts under the Market and Octavia Area Plan Amendments.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on June 4, 2020)

- 16e. [2015-004568VAR](#) (A. PERRY: (415) 575-9017)
10 SOUTH VAN NESS AVENUE – located at the southwest corner of the intersection of Market Street and South Van Ness Avenue, bound by those two streets and 12th Street to the west; Lots 003A and 004 in Assessor’s Block 3506 (District 6) – Request for Zoning Administrator consideration of a **Variance** request from maximum garage entry width (Section 145.1(c)(2)). The Project includes demolition of the existing two-story commercial building and construction of a new 55-story, 590-foot tall, mixed-use residential building (approximately 906,811 gross square feet) with 966 dwelling units (consisting of 347 studios, 433 1-bedrooms, 165 2-bedrooms, and 21 3-bedrooms), approximately 29,443 square feet of retail sales and service uses, over two basement garage levels consisting of 255 off-street parking spaces, 4 off-street freight loading spaces, 2 off-street service vehicle spaces, 6 car-share spaces, and 321 Class 1 bicycle parking spaces, plus 61 class 2 bicycle parking spaces located within the public right-of-way. The Project would also include creation of a new entry to the Van Ness Muni Station within the ground floor of the subject property. New public open space and a mid-block alley between Market and 12th Streets would also be included at the ground floor. The Project Site is located within a C-3-G (Downtown – General Commercial) Zoning District, the Van Ness and Market Residential Special Use District, 120/400-R-2 and 120-R-2 Height and Bulk Districts, and proposed 120/400-R-2//140/590-R-2 and 120/400-R-2/120-R-2//140/590-R-2 Height and Bulk Districts under the Market and Octavia Area Plan Amendments.
 (Continued from Regular hearing on June 4, 2020)

F. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

17. [2020-000909DRP](#) (M. GIACOMUCCI: (415) 575-8715)
3591 20TH STREET – on the south side of 20th Street between Valencia and Lexington streets, Lot 042 of Assessor’s Block 3609 (District 9) – Request for **Discretionary Review** of Building Permit Application No. 2019.1112.7026 for a Change of Use from an existing vacant commercial storefront to a Limited Restaurant (d.b.a. “Matcha N’ More”). The interior of the 3591 20th Street storefront will be renovated, but no expansion of the existing commercial space or the building is proposed. This change of use is limited to the storefront at 3591 20th Street; all other commercial storefronts in the building will remain in their current use. The subject property is located within the Valencia NCT (Neighborhood Commercial - Transit) Zoning District and 50-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
 (Continued from Regular hearing on June 4, 2020)

- 18a. [2018-000528DRP-04](#) (E. GORDON-JONCKHEER: (415) 575-8728)
[440 AND 446-48 WALLER STREET](#) – between Steiner and Fillmore Streets; 012 and 013 in Assessor’s Block 0860 (District 5) – Request for **Discretionary Review** of Building Permit Application No.’s. 2019.0130.1623, 2019.0130.1617, 2019.0130.1621, and 2019.0130.1630 to merge and re-subdivide two lots fronting on Waller Street (lots 12 & 13) and create two new lots fronting on Laussat Street. The existing non-complying building in the rear yard that straddles the current lot line will be demolished and replaced with two new 3-story over-basement two-family dwellings. One-story vertical additions and 4-story horizontal additions at the rear of each of the dwellings on Waller Street are proposed, plus a new garage is proposed for 440 Waller Street. This is within a RH-3 (Residential House, Three-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 June 4, 2020)
- 18b. [2015-008247VAR](#) (E. GORDON-JONCKHEER: (415) 575-8728)
[440 AND 446-48 WALLER STREET](#) – between Steiner and Fillmore Streets; 012 and 013 in Assessor’s Block 0860 (District 5) – Request for **Variance** from the Zoning Administrator for lot size, rear yard and front setback. The proposal is to merge and re-subdivide two lots fronting on Waller Street and create two new lots fronting on Laussat Street. The existing noncomplying building in the rear yard that straddles the current lot line will be demolished and replaced with two new 3-story-over-basement two-family dwellings. One-story vertical additions and 4-story horizontal additions at the rear of each of the dwellings on Waller Street are proposed, plus a new garage is proposed for 440 Waller Street. Planning Code Section 121 requires a minimum lot size of 2,500 square feet. The newly created lots fronting on Laussat Street measure 1,250 each. Therefore, a lot size variance is required. Planning Code Section 134 requires properties to maintain a rear yard of approximately 17 feet for the proposed 70-foot deep lot. The proposed setback is 12 feet. Therefore, a rear yard variance is required. Planning Code Section 132 requires the proposed 50-foot deep lot at the rear of 446-448 Waller Street to maintain a front setback of approximately 1.5 feet. The proposed setback is 1 foot. Therefore, a front setback variance is required. Variances for lot size and rear yard were originally heard at a public hearing on January 22, 2020. An additional request for a front setback variance has since been submitted. Thus, a new hearing for all three variance requests will be conducted by the Zoning Administrator concurrent with the Discretionary Review hearing. This is within a RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District.
(Continued from Regular hearing on June 4, 2020)
19. [2017-013959DRP](#) (D. WINSLOW: (415) 575-9159)
[178 SEACLIFF AVENUE](#) – between 26th and 27th Avenues; 017 in Assessor’s Block 1306 (District 2) – Request for **Discretionary Review** of Building Permit 2017.1023.1990 to demolish an existing single-family residence with a detached garage and construct a new three-story over basement single family residence with a two-car garage at the basement level within a RH-1(D) (Residential House, One-Family-Detached) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular hearing on April 30, 2020)

20. [2020-001090DRP](#) (D. WINSLOW: (415) 575-9159)
3627 ORTEGA STREET – between 43rd and 44th Avenues; Lot 052 in Assessor’s Block 2091 (District 4) – Request for **Discretionary Review** of Building Permit 2019.1220.0144 to legalize a rear horizontal expansion completed without the benefit of a building permit. The expansion was a horizontal expansion at the rear as well as lateral expansions. This is a revision to permit no. 2018.1002.2005 which legalized a 2nd dwelling unit on the property per Ordinance 43-14 to an existing single-family home within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

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.