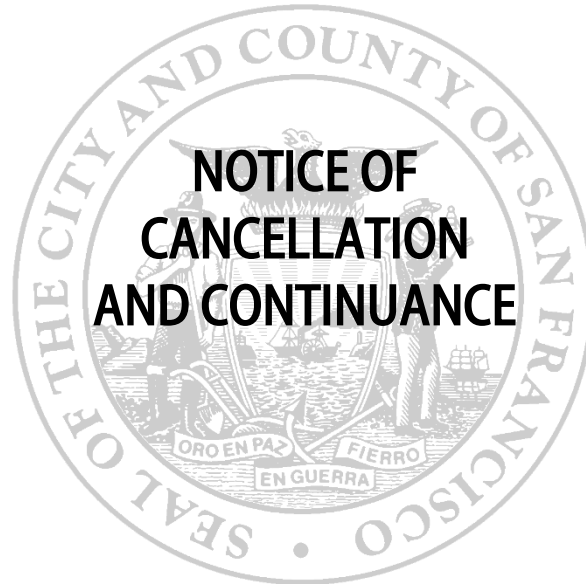


# SAN FRANCISCO PLANNING COMMISSION



## NOTICE OF CANCELLATION AND CONTINUANCE

**Thursday,  
October 29, 2020**

### **Regular Meeting**

**NOTICE IS HEREBY GIVEN** that the **Thursday, October 29, 2020** San Francisco Planning Commission Regular Meeting has been canceled. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, November 5, 2020**.

**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, 4<sup>th</sup> Floor, Suite 400  
Voice recorded Agenda only: (415) 558-6422

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

**A. THE FOLLOWING ITEMS SHALL BE CONTINUED TO THE DATES NOTED**

1. 2018-009487DRP (D. WINSLOW: (628) 652-7335)  
811 VALENCIA STREET – between 19<sup>th</sup> and 20<sup>th</sup> Streets; Lot 099 in Assessor's Block 3596 (District 9) – Request for **Discretionary Review** of Building Permit 2018.1115.6034 to demolish an existing one-story commercial building and to construct a new 7,454 s.f. six-story, mixed-used residential building within the Valencia NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*  
**Continued to November 5, 2020**
2. 2019-017867CUA (S. YOUNG: (628) 652-7349)  
1566 - 1568 HAIGHT STREET – north side between Clayton and Ashbury Streets; Lot 017 in Assessor's Block 1231 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 719, 303, and 178(e)(2) to legalize the merger of two ground floor commercial spaces of an existing restaurant and bar use d.b.a. Michael Collins Irish Bar & Restaurant with approximately 3,650 square feet of floor area, legalize facade and interior modifications, modify the conditions of approval from prior Conditional Use authorizations, and to add entertainment use (if desired by current and future tenants at a future date) to the existing restaurant and bar. There will be no expansion of the existing building envelope or storefront modifications proposed. The project site is located within the Haight Street Neighborhood Commercial Zoning District, Haight Street Alcohol Restricted Use Subdistrict, Fringe Financial Service Restricted Use 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 August 27, 2020)  
**Continued to November 12, 2020**
3. 2017-013728CRV (M. CHRISTENSEN: (628) 652-7567)  
1021 VALENCIA STREET – located on the east side of Valencia Street between 21<sup>st</sup> and 22<sup>nd</sup> Streets, Lot 024 in Assessor's Block 3616 (District 9) – Request for **Concession/Incentive and Waiver** from Development Standards, pursuant to Planning Code Section 206.6 and California Government Code Section 65915 pursuant to State Density Bonus Law for the Project that proposes the demolition of the existing one-story, 13,500 sq ft automotive repair building and new construction of a new six-story, 65-ft tall (75-ft to penthouse) building with 24 dwelling units and a ground floor and basement level retail space. In total, the project will include approximately 24,789 square feet of residential use with no off-street automobile parking spaces, 26 Class One bicycle parking spaces, and 6 Class Two bicycle parking spaces. The Project is requesting one concession/incentives. The Project is requesting the following waivers: Height Limit, Rear Yard, Dwelling Unit Exposure, and Usable Open Space for Dwelling Units. The site is located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
**Continued to November 12, 2020**

4. 2020-002571CUA (C. FEENEY: (628) 652-7313)  
3140 16<sup>TH</sup> STREET – north side of 16<sup>th</sup> Street between Albion and Valencia Streets, Lot 018 of Assessor's Block 3555 (District 8) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303 and 762 to establish a Design Professional use within an existing 20,400 square-foot warehouse in the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. The warehouse was previously used for Automotive Services. The interior of the building will be subdivided into four tenant spaces and exterior work includes new doorways, changing signage, façade maintenance and repairs. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#). (Continued from Regular hearing on September 17, 2020)  
**Continued Indefinitely**
5. 2018-014795ENX (M. CHRISTENSEN: (628) 652-7567)  
1560 FOLSOM STREET – irregular lot bounded by Folsom, 11<sup>th</sup>, and Kissling Streets; Lots 009, 066-068 in Assessor's Block 3516 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Sections 329, 813, 823, and 844 for a Project which proposes to demolish five existing Industrial buildings at the project site, merge four existing lots into two new lots, vacate a portion of Burns Place (a public alleyway), and construct two new buildings at the site. The first building, fronting Kissling Street, is proposed as a 7-story, 83.5', 65,575 sq. ft residential building containing 56 dwelling units and 36 off-street auto parking spaces. The second building, fronting Folsom and 11<sup>th</sup> Streets, is proposed as an 8-story, 85' tall, 200,049 sq. ft mixed use building containing 188 dwelling units and 47 off-street auto parking spaces. The subject property is within the WMUG (Western SoMa Mixed Use General) and RED (Residential Enclave) Zoning Districts, the Western SoMa Special Use District, and 40-X and 55-X Height and Bulk Districts. The proposed Project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918) and proposes waivers for: the Height Limit (PC 260), Rear Yard (PC 134), Dwelling Unit Exposure (PC 140), Narrow Streets Height Limit (PC 261.1), and Horizontal Mass Reduction (PC 270.1) requirements of the Planning Code. 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 September 24, 2020)  
**Continued Indefinitely**
6. 2017-008306DRP (D. WINSLOW: (628) 652-7335)  
1965 SAN JOSE AVENUE – at Santa Ynez; Lot 012 in Assessor's Block 3212 (District 11) – Request for **Discretionary Review** of Building Permit 2019.1205.8797 to legalize a unit at the ground floor per ADU Program, Ordinance 162-16. Scope includes a rear horizontal expansion at first and second stories within buildable area of lot and garage infill to be recessed and finished with stucco and wood casement window, to a one-family residential building 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*  
**WITHDRAWN**