

SAN FRANCISCO PLANNING COMMISSION



**Notice of Hearing
&
Agenda**

Remote Hearing
via video and teleconferencing

Thursday, April 29, 2021
1:00 p.m.
Regular Meeting

Commissioners:
Joel Koppel, President
Kathrin Moore, Vice President
Deland Chan, Sue Diamond, Frank Fung,
Theresa Imperial, Rachael Tanner

Commission Secretary:
Jonas P. Ionin

Hearing Materials are available at:
Website: <http://www.sfplanning.org>
Planning Department
49 South Van Ness, Ste 1400
San Francisco, CA 94103

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 (628) 652-7589 at least 48 hours in advance.

Ramaytush Ohlone Acknowledgement

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

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 soft@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.

Privacy Policy

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

Accessible Meeting Information

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

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

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or commissions.secretary@sfgov.org at least 72 hours in advance of the hearing to help ensure availability.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (628) 652-7589, or commissions.secretary@sfgov.org at least 48 hours in advance of the hearing.

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

SPANISH: Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7589. 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(628) 652-7589。請在聽證會舉行之前的至少48個小時提出要求。

FILIPINO: 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 (628) 652-7589. 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 (628) 652-7589. 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: (415) 655-0001 / Access code: 187 399 4679

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, Rachael Tanner

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. 2014.1058CUA (E. JARDINES: (628) 652-7531)
6424 3RD STREET/188 KEY AVENUE – northeast intersection of 3rd Street and Key Avenue, Lot 002 of Assessor's Block 5470 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 712 to demolish the existing one-story commercial building and allow new construction on a large lot (10,206-square-foot lot) within a NC-3 (Neighborhood Commercial, Moderate Scale) 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
(Proposed for Continuance to May 13, 2021)
- 1b. 2014.1058VAR (E. JARDINES: (628) 652-7531)
6424 3RD STREET/188 KEY AVENUE – northeast intersection of 3rd Street and Key Avenue, Lot 002 of Assessor's Block 5470 (District 10) – Request for a **Rear Yard Modification**, pursuant to Planning Code Sections 134 and 305 to allow a reconfigured rear yard on a corner lot within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District.
(Proposed for Continuance to May 13, 2021)
2. 2019-019822DRP (D. WINSLOW: (628) 652-7335)
4079 CESAR CHAVEZ STREET – between Noe and Sanchez Streets; Lot 029 in Assessor's Block 6580 (District 8) – Request for **Discretionary Review** of Building Permit Application no. 2019.1010.4179 to construct a vertical addition and horizontal front and rear additions to an existing 2,227 square foot, two-story, two-family residence. The project also includes extensive remodeling of the interior and the front façade. The project would add 1,590 gross square feet to the existing building which will result in a 2,277 square foot unit and a 1,548 square foot unit with no on-site parking 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 Regular hearing on April 15, 2021)
(Proposed for Continuance to May 20, 2021)
3. 2016-012135CUA (G. PANTOJA: (628) 652-7380)
2214 CAYUGA AVENUE AND 3101 ALEMANY BOULEVARD – between Sickles Avenue and Regent Street; Lots 001 and 034 in Assessor's Block 7146 (District 11) – Request for a

Conditional Use Authorization pursuant to Planning Code Sections 303, 317, and 710 for the demolition of an existing two-story, single family residence and the construction of four new four-story, 40-foot, residential buildings containing a total of seven dwelling units, approximately 15,196 square feet in area, and seven Class 1 bicycle parking spaces within a NC-1 (Neighborhood Commercial, Cluster) 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 February 25, 2021)

(Proposed for Indefinite Continuance)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. [2021-000485CUA](#) (S. CISNEROS: (628) 652-7363)
3910 24TH STREET – north side of 24th Street between Sanchez and Noe streets, Lot 006 in Assessor's Block 3654 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303, and 728, to permit an approx. 3200 square foot use size and establish a Massage Use in an existing Personal Service Use (d.b.a. Cocoon Urban Day Spa) at the basement and first floor levels of the three-story, mixed use building within the 24th Street-Noe Valley NCD (Neighborhood Commercial District) 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

5. [2021-000389DRP](#) (D. WINSLOW: (628) 652-7335)
366-368 COLLINGWOOD STREET – between 20th and 21st Streets; Lot 036 and 037 in Assessor's Block 2751 (District 8) – Request for **Discretionary Review** of Building Permit Application no. 2020.1120.9381 to expand the roof decks at two upper units of the three-family home 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 as Modified

C. COMMISSION MATTERS

6. Consideration of Adoption:
 - [Draft Minutes for April 15, 2021](#)

7. 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

8. Director's Announcements
9. 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.

10. [2016-016100ENV](#) (T. JOHNSTON: (628) 652-7569)
SFPUC SOUTHERN SKYLINE BOULEVARD RIDGE TRAIL EXTENSION PROJECT – Certification of the **Final Environmental Impact Report (EIR)**. The project area includes watershed lands along the Fifield-Cahill ridge trail, which is approximately one and a half miles north of the State Route 92 (S.R. 92)/State Route 35 (S.R. 35) intersection (north of the Skylawn Memorial Park), and watershed lands extending south from S.R. 92 approximately six miles to the Phleger Estate boundary and east from S.R. 35 a few hundred feet. The proposed project seeks to improve and develop recreational trails and associated facilities located within the Peninsula Watershed in central San Mateo County. The Peninsula Watershed property is owned by the City and County of San Francisco and managed by the SFPUC. The project is a component of the SFPUC's Peninsula Watershed Management Plan.
Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on August 10, 2020. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.
Preliminary Recommendation: Certify
11. [2019-023105AHB](#) (M. DITO: (628) 652-7358)
2800 GEARY BOULEVARD – northwest corner of Geary Boulevard and Wood Street, Lot 013 in Assessor's Block 1069 (District 2) – Request for **HOME-SF Authorization** pursuant to Planning Code Sections 206.3 and 328 to construct a 65-foot tall, six-story mixed-use

project with 42 dwelling units and a ground floor commercial use within the Geary Boulevard Neighborhood Commercial (NCD) Zoning District and 40-X Height and Bulk District. The HOME-SF program requires 30% of onsite dwelling units to be affordable units, with purchase prices ranging 80% of the Area Median Income (AMI) to 130% of AMI. The remaining 70% of dwelling units will not be subject to AMI restrictions. The HOME-SF program permits the project to exceed the prescribed height limit by up to 20 feet, which allows for the proposed fifth and sixth stories, and for form-based density. The project is also requesting modifications, pursuant to Planning Code Section 206.3(d)(4), of the rear yard and exposure requirements. The project is also subject to the Transportation Demand Management Program, pursuant to Planning Code Section 169. 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

12. [2018-011249CUA-02](#) (A. PERRY: (628) 652-7430)
[1567 CALIFORNIA STREET](#) – southeast corner at the intersection of California and Polk Streets; Lots 014, 014A and 015 in Assessor’s Block 0645 (District 3) – Request for a **Waiver from Height** (Section 260) pursuant to the Individually-Requested State Density Bonus Program to achieve a density bonus. On February 13, 2020, under Motion No. 20657, the Planning Commission granted a request for conditional use authorization, as well as four waivers and an incentive pursuant to the individually requested State Density Bonus Program to approve the proposed project at 1567 California Street. The approved Project would demolish the existing two-story commercial building and associated surface parking lot, and would construct an eight-story over-basement, approximately 80-foot tall mixed-use building including approximately 9,823 square feet of ground floor commercial space and 100 dwelling units. At the time of project approval, the Height and Bulk Map incorrectly identified approximately 22 parcels, including the subject property, as having a height limit of 80 feet. The correct height limit for these approximately 22 parcels, including the subject property, is 65 feet; therefore, an additional height waiver is required to allow the project to proceed. The design of the Project remains unchanged from the version previously approved by the Planning Commission. No other changes are proposed to the Project or its prior approvals.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on April 15, 2021)
- 13a. [2020-005255SHD](#) [2020-006576SHD](#) (X. LIANG: (628) 652-7316)
[474 BRYANT STREET AND 77 STILLMAN STREET](#) – between 2nd Street and 3rd Street; Lots 016 and 017 in Assessor’s Block 3763 (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 the use of South Park under the jurisdiction of the Recreation and Park Commission. The project site is located within the CMUO (Central SoMa Mixed Use Office) Zoning District, Central SoMa Special Use District, and 85-X Height and Bulk District.
Preliminary Recommendation: Adopt
- 13b. [2020-005255ENX](#) (X. LIANG: (628) 652-7316)
[474 BRYANT STREET](#) – north side of Bryant Street between 2nd Street and 3rd Street; Lots 016 and 017 in Assessor’s Block 3763 (District 6) – Request for **Large Project Authorization** (LPA) pursuant to Planning Code Section 329 with modifications to Planning Code Section

155(r) for a curb cut on Bryant Street for the project that would demolish two vacant PDR buildings, adjust the existing lot lines, and construct a new seven-story-over-basement, 85-foot tall mixed-use office building (approximately 61,827 square feet) with approximately 8,566 square feet of Light Manufacturing use on the ground floor and six parking and loading spaces for PDR tenants in the basement garage, within the CMUO (Central SoMa Mixed Use Office) Zoning District, Central SoMa Special Use District, and 85-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Approve with Conditions

- 13c. [2020-005255OFA](#) (X. LIANG: (628) 652-7316)
474 BRYANT STREET – north side of Bryant Street between 2nd Street and 3rd Street; Lots 016 and 017 in Assessor’s Block 3763 (District 6) – Request for **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to authorize up to 49,999 square feet from the Office Development Annual Limit. The project site is located within the CMUO (Central SoMa Mixed Use Office) Zoning District, Central SoMa Special Use District, and 85-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
- 13d. [2020-006576ENX](#) (X. LIANG: (628) 652-7316)
77 STILLMAN STREET – south side of Stillman Street between 2nd Street and 3rd Street; Lots 016 and 017 in Assessor’s Block 3763 (District 6) – Request for **Large Project Authorization** (LPA) pursuant to Planning Code Section 329 for the project that would demolish two vacant PDR buildings, adjust the existing lot lines, and construct a new seven-story-over-basement, 85-foot tall mixed-use office building (approximately 61,662 square feet) with approximately 8,566 square feet of Light Manufacturing use on the ground floor and 14 off-street parking spaces for office tenants and six parking and loading spaces for PDR tenants in the basement garage, within the CMUO (Central SoMa Mixed Use Office) Zoning District, Central SoMa Special Use District, and an 85-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Approve with Conditions
- 13e. [2020-006576OFA](#) (X. LIANG: (628) 652-7316)
77 STILLMAN STREET – south side of Stillman Street between 2nd Street and 3rd Street; Lots 016 and 017 in Assessor’s Block 3763 (District 6) – Request for **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to authorize up to 49,834 square feet from the Office Development Annual Limit. The project site is located within the CMUO (Central SoMa Mixed Use Office) Zoning District, Central SoMa Special Use District, and an 85-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
- 14a. [2020-006045CUA](#) (S. CISNEROS: (628) 652-7363)
292 EUREKA STREET – west side of Eureka Street at the corner of 20th Street; Lot 020 in Assessor’s Block 2699 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to legalize a tantamount to demolition of an existing two-story-over-basement, single-family residence. The proposal includes the addition of a new dwelling unit at the ground floor of the existing single-family residence located 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: Approve with Conditions

- 14b. [2020-006045VAR](#) (S. CISNEROS: (628) 652-7363)
[292 EUREKA STREET](#) – west side of Eureka Street at the corner of 20th Street; Lot 020 in Assessor’s Block 2699 (District 8) – Request for a **Variance** from Planning Code Sections 132 (front setback), 134 (rear yard), and 135 open space) requirements to legalize rear and front alterations to an existing two-story-over-basement, single-family residence. The proposal includes the addition of a new dwelling unit at the ground floor of the existing single-family residence located within a RH-2 (Residential – House, Two Family) Zoning District and 40-X Height and Bulk District.
15. [2020-009424CUA](#) (E. WU: (628) 652-7415)
[231-235 WILDE AVENUE](#) – south side of Wilde Avenue between Goettingen and Brussels Streets, Lot 033 of Assessor’s Block 6198 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 317 to demolish an existing single-family dwelling unit, subdivide the existing 50 foot wide lot into two 25 foot wide lots and to construct two single-family dwelling units (one on each new lot) within a RH-1 (Residential-House, One Family) Zoning District and 40-X 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

G. 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.

16. [2013.0846DRP](#) (D. WINSLOW: (628) 652-7335)
[140-142 JASPER PLACE](#) – between Union and Filbert Streets; Lot 032 in Assessor’s Block 0103 (District 3) – Request for **Discretionary Review** of Building Permit No. 2014.0627.9672 for the construction of a third-floor vertical addition set back 12 feet from front building wall, reconfigure the rear wall, and retrofit the basement level to expand the lower unit of an existing three-story, two-family house within a RM-2 (Residential-Mixed, Moderate Density) 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 March 4, 2021)

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 49 South Van Ness Ave, 14th Floor, 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, 49 South Van Ness Ave, 14th Floor, 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.

San Francisco Lobbyist Ordinance

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; phone (415) 252-3100; fax (415) 252-3112; and online <http://www.sfgov.org/ethics>.