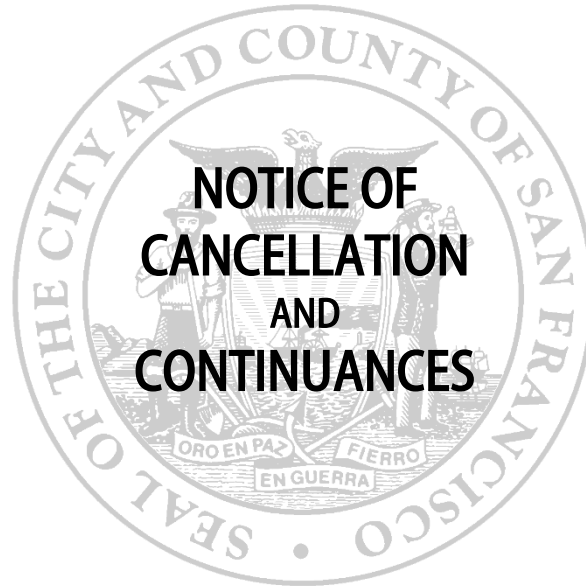


SAN FRANCISCO PLANNING COMMISSION



**Thursday,
March 10 & 17, 2022**

Regular Meeting

NOTICE IS HEREBY GIVEN that the **Thursday, March 10 & 17, 2022**, San Francisco Planning Commission Regular Meetings have been canceled. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, March 24, 2022**.

Commissioners:

Rachael Tanner, President
Kathrin Moore, Vice President
Sue Diamond, Frank Fung,
Theresa Imperial, Joel Koppel

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

Disability and language accommodations available upon request to:
commissions.secretary@sfgov.org or (628) 652-7589 at least 48 hours in advance.

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

1. 2015-009460CUA-03 (J. KRAN: (628) 652-7429)
830 EDDY STREET – southwest corner of Willow Street and Van Ness Avenue, and bound by Eddy Street to the south, Lot 018 and 022-044 of Assessor’s Block 0738 (District 5) – Request to modify a condition of approval of an existing **Conditional Use Authorization** (CUA), Motion No. 19819. Specifically, the Project seeks to modify the Transportation Demand Management (TDM) Plan, listed under Condition No. 17. The Planning Commission first approved this Project on December 8, 2016, prior to the TDM Program’s effective date of March 19, 2017, but after the Planning Commission had reviewed and adopted the TDM Program Standards document on August 4, 2016. Although the Project would not be subject to the formal TDM Program, the Commission chose to include specific TDM requirements, recorded in the Project’s conditions of approval. However, because the adopted TDM measures for the Project exceed what would have been required had the Project been approved following the effective date of the TDM Ordinance (34-17), the Project is requesting modification to their TDM condition of approval in order that their requirement is consistent with other similar projects in the TDM Program. A change to the Project’s TDM condition of approval does not require any additional CEQA review for the Project.
Preliminary Recommendation: Approve with Conditions
Continued to March 24, 2022

2. 2021-004191DRP (D. WINSLOW: (628) 652-7335)
3737 JACKSON STREET – south side between Cherry and Maple Streets; Lot 022 in Assessor’s Block 0989 (District 2) – Request for **Discretionary Review** of Building Permit No. 2021.0407.8047 to construct a fourth story vertical addition and a three-story horizontal addition at the rear of an existing three-story over basement, 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: Take Discretionary Review and Approve with Modifications
Continued to March 24, 2022

3. 2022-000549PCA (A. STARR: (628) 652-7533)
ELECTRIC VEHICLE CHARGING LOCATIONS [BF 220036] – **Planning Code Amendment** – Ordinance sponsored by Mayor Breed amending the Planning Code to create Electric Vehicle Charging Location and Fleet Charging as Automotive Uses, allow conversion of Automotive Service Stations to Electric Vehicle Charging Locations without Conditional Use Authorization, revise zoning control tables to reflect these changes, and require annual reporting by the Planning Department regarding Electric Vehicle Charging Location and Fleet Charging project approvals; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
Continued to March 24, 2022

4. 2019-022850ENV (D. LEWIS: (628) 652-7543)
1101-1123 SUTTER STREET – Certification of the **Final Environmental Impact Report** (EIR) – The project site is composed of the eastern half of the block bounded by Larkin Street to the east, Polk Street to the west, Sutter Street to the north and Hemlock Street to the south (Assessor’s block/lot 0692/001 and 0692/019). The proposed project would rehabilitate the existing three-story building at 1101 Sutter Street and demolish the existing one-story plus partial mezzanine building at 1123 Sutter Street for the construction of a new 14-story, 152-foot-tall building. The proposed project would provide 221 residential units, 4,146 square feet of commercial use, 4,069 square feet of childcare use, 11,947 square feet of open space, 55 vehicular parking spaces, and 176 bicycle parking spaces. The buildings at 1101 and 1123 Sutter are both historic resources for purposes of the California Environmental Quality Act. The project would use the Individually Requested State Density Bonus Program and provide affordable housing units onsite. The project site is located within the Polk Street NCD (Neighborhood Commercial District) and 65-A and 130-E Height and Bulk Districts.
Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on October 5, 2021. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.
Preliminary Recommendation: Certify
Continued to March 24, 2022
5. 2019-022850CUA (K. GUY: (628) 652-7325)
1101-1123 SUTTER STREET – south side between Larkin and Polk Streets; Lots 1 & 009 in Assessor’s Block 0692 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 121.2, and 303 to allow development of a lot exceeding 2,500 square feet, and to allow non-residential uses exceeding 2,000 square feet within the Polk Street NCD (Neighborhood Commercial District) and the 65-A and 130-E Height and Bulk Districts. The proposed project (“Project”) would renovate and incorporate the existing building at 1101 Sutter Street into the development, demolish the existing building at 1123 Sutter Street, and construct a new 14-story building reaching a height of approximately 152 feet. The Project would contain a total of 221 dwelling units (including 44 dwelling units provided as on-site affordable units). The Project also includes a 4,069 square foot childcare center, 4,146 square feet of ground-floor commercial uses, 55 vehicle parking spaces, and two carshare parking spaces. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 50% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project requests one incentive related to the width of parking and loading entries, as well as five waivers related to exposure, height, bulk, rear yard, and setbacks on narrow streets. 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 to March 24, 2022
6. 2021-002957DRP (D. WINSLOW: (628) 652-7335)
1503 DOLORES STREET – west side between 28th and Valley Streets; Lot 013 in Assessor’s Block 6616 (District 8) – Request for **Discretionary Review** of Building Permit No. 2021.0528.1318 replace a third-floor deck and stairs to the rear yard in kind at the rear of an existing three-story, two-family residential building 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 to March 24, 2022