

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Cancellation and Continuances

**Thursday, October 5, 2023  
1:00 p.m.  
Regular Meeting**

**NOTICE IS HEREBY GIVEN** that the **Thursday, October 5, 2023**, San Francisco Planning Commission Regular Meeting has been canceled due to the Senator Dianne Feinstein memorial service at City Hall. The October 12, 2023 hearing was a scheduled cancellation. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, October 19, 2023**.

### **Commissioners**

Rachael Tanner, President  
Kathrin Moore, Vice-President  
Derek Braun, Sue Diamond, Theresa Imperial,  
Joel Koppel, Gabriella Ruiz

### **Commission Secretary**

Jonas P. Ionin

### **Hearing Materials Are Available At**

Website: <https://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](mailto:commissions.secretary@sfgov.org) or (628) 652-7589 at least 48 hours in advance.

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

1. 2023-006996PCA (M. TAYLOR: (628) 652-7352)  
PERMITS TO INSTALL BUSINESS SIGNS TO HISTORIC BUILDINGS OR BUILDINGS IN CONSERVATION DISTRICTS IN THE C-3 (DOWNTOWN) AREA [BOARD FILE NO. 230834] – Planning Code Amendment – Ordinance, sponsored by Supervisor Peskin, to amend the Planning Code to require compliance with the procedures of Planning Code, Article 10 for certain work involving a business sign on a designated landmark site or in a designated historic district, and to require a hearing before the Historic Preservation Commission rather than an administrative review by Planning Department staff of applications for a permit to install business signs to a Significant or Contributory building or a building in a Conservation District in the C-3 (Downtown) area, provided that the permit is for a Major Alteration; affirming the Planning Department’s determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.  
*Preliminary Recommendation: Approve*  
**Continued to November 2, 2023**
  
2. 2022-005719DRP (D. WINSLOW: (628) 652-7335)  
101 SEACLIFF AVENUE – near 26th Avenue; Lot 001 in Assessor’s Block 1305 (District 1) – Request for **Discretionary Review** of Building Permit Application no. 2023.0126.0809 to construct a second story vertical addition measuring approximately 278 square feet to an existing, legal, detached building located at the rear of the property that abuts a rear alley within a RH-1 (D) (Residential House, One-Family- Detached) and 40-X Height and Bulk District. Planning Code Section 134 requires the subject property to maintain a rear yard of approximately 34 feet 10 inches between the two existing buildings, as the subject property is a through lot with frontages at both the front and the rear. The proposed vertical addition above the existing legal, noncomplying structure is located entirely within the required rear yard. Therefore, a variance is required. Planning Code Section 133 requires the subject property to maintain side yards of 5 feet along each side lot line. The proposed vertical addition above the existing legal, noncomplying structure extends 5 feet into the required west side yard. Therefore, a variance is required.  
*Preliminary Recommendation: Take Discretionary Review and Disapprove*  
**Note: The Building Permit Application and associated Variance have been Withdrawn.**  
**Continued Indefinitely**
  
3. 2022-006707CUA (M. CHANDLER: (628) 652-7340)  
1240 STANYAN STREET – east side between 17<sup>th</sup> Street and Belgrave Avenue; Lot 054 in Assessor’s Block 1289 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, to allow the demolition of an existing two-unit building to construct a new 3,760 gross-square-foot, 30-foot tall, four-story two-unit building with one off-street parking space and two Class 1 bicycle parking spaces, within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission’s 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 a Regular hearing on July 13, 2023)  
**Continued Indefinitely**
  
4. 2023-005134CRV (J. VIMR: (628) 652-7319)  
DOWNTOWN/ CONSERVATION DISTRICT DESIGN GUIDELINES – Request to **Adopt** Downtown Historic Design Standards related to exterior alterations to locally designated historic properties located within a C-3 Commercial Zoning Districts, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.  
*Preliminary Recommendation: Adopt*  
(Continued from a Regular hearing on July 27, 2023)  
**Continued Indefinitely**

5. [2023-002804CUA](#) (D. SPYCHER: (628) 652-7588)  
450 SUTTER ST, SUITE 1336 – north side between Powell and Stockton Streets; Lot 006 in Assessor's Block 0285 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303(c)&(n) and 210.2 to convert approximately 1,075 square feet of commercial space on the 13<sup>th</sup> floor, Suite 1336, from Sole Practitioner Massage Establishment to Massage Establishment (dba Just For You Bodywork & Massage) on the 13<sup>th</sup> floor within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District. No exterior alterations or expansions of the building envelope are proposed. No business signage is proposed. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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 October 19, 2023**
  
6. [2022-005757CUA](#) (H. SAMUELS: (628) 652-7545)  
2208 MISSION STREET #404 – southwest corner of 18<sup>th</sup> Street; in Lot 134 of Assessor's Block 3589 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 303, and 712 to the subject property as an Intermediate Length Occupancy (ILO) unit. Classification as an ILO unit allows a dwelling unit to be offered for occupancy for an initial stay with a duration of greater than 30 days but less than one year (365 days). ILO units are a use characteristic. The unit proposed for ILO classification will remain dwelling units. The subject property is located within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 50-X and 65-B Height and Bulk District.  
*Preliminary Recommendation: Approve with Modifications*  
**Continued to October 19, 2023**
  
7. [2022-010980DRP](#) (D. WINSLOW: (628) 652-7335)  
38 MARS STREET – west side between 17th Street and Corbett Avenue; Lot 005 in Assessor's Block 2654 (District 8) – Request for **Discretionary Review** of Building Permit No. 2022.1104.5958 to construct a vertical addition and a horizontal rear addition to an existing two-story single-family house within a RH-2 (Residential House, Two-Family) and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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*  
**Continued to October 19, 2023**
  
13. [2023-006326PCAMAP](#) (V. FLORES: (628) 652-7525)  
**FAMILY HOUSING OPPORTUNITY SPECIAL USE DISTRICT [BF 230808] – Planning Code and Zoning Map Amendments** - Ordinance, sponsored by Supervisor Engardio, to amend 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize the greater of up to four units or one unit per 1,000 square feet of lot area on individual lots in the RH (Residential, House) District, up to six dwelling units on individual Corner Lots in the RH District, the greater of up to 12 units or one unit per 1,000 square feet of lot area on three merged lots and the greater of up to eight units or one unit per 1,000 square feet of lot area on two merged lots in RH-1 (Residential, House: One Family) districts, up to 18 units on Corner Lots resulting from three lot mergers in RH-1 districts, up to 12 units on Corner Lots resulting from two lot mergers in RH-1 districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard requirements, conditional use authorizations, and neighborhood notification requirements; 4) the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) the Zoning Map to show the Family Housing Opportunity Special Use District; and 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 October 26, 2023**

14. [2023-007676PCA](#) (A. MERLONE: (628) 652-7534)  
EXCEPTIONS FROM LIMITS ON CONVERSION OF PRODUCTION, DISTRIBUTION AND REPAIR, INSTITUTIONAL COMMUNITY, AND ARTS ACTIVITIES USES IN EASTERN NEIGHBORHOOD PLANS AREAS – **Planning Code Amendment** – Ordinance, introduced by Supervisor Dorsey, amending the Planning Code to exempt from the limitations on conversion of certain Production, Distribution and Repair (“PDR”), Institutional Community, and Arts Activities uses in the Eastern Neighborhoods Plans Areas (Mission, Eastern SoMa, Western SoMa and Central SoMa), changes of use from one of those uses to another of those uses, or to Institutional Education uses; affirming the Planning Department’s determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.  
*Preliminary Recommendation: Approve with Modifications*  
**Continued to October 19, 2023**
  
15. [2022-011558CUA](#) (C. ALEXANDER: (628) 652-7334)  
170 SEACLIFF AVENUE – north side between 26th and 27th Avenues; Lot 016 in Assessor’s Block 1306 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, to demolish an approximately 4,700 gross square foot three-story-over-basement, single family dwelling and construct an approximately 11,341 gross square foot three-story-over-basement, single family dwelling 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. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission’s 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 October 26, 2023**
  
16. [2021-013000CUA](#) (C. ALEXANDER: (628) 652-7334)  
725 SANCHEZ STREET – east side between 20th and Liberty Streets; Lot 053 in Assessor’s Block 3605 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, to demolish an approximately 1,104 gross square foot two-story, single family dwelling and construct an approximately 3,875 gross square foot three-story-over-basement, single-family dwelling within a RH-1 (Residential-House, One Family) Zoning District, the Dolores Heights and Central Neighborhoods Large Residence SUD (Special Use Districts), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission’s 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 28, 2023)  
**Continued to October 26, 2023**
  
17. [2021-006064CUA](#) (C. FEENEY: (628) 652-7313)  
3431 19TH STREET – southeast corner of San Carlos Street; Lot 109 in Assessor’s Block 3596 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 754 to establish an approximately 1,643 square foot Cannabis Retail use with no on-site smoking or vaporizing permitted, within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. There will be no expansion of the existing building envelope or storefront modifications proposed and new business signage will be applied for under a separate permit. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission’s 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 October 19, 2023**

- 18a. [2019-015792DRP-02](#) (D. WINSLOW: (628) 652-7335)  
[355 LOMBARD STREET](#) – south side between Child and Kearny Streets; Lot 042 in Assessor’s Block 0078 (District 3) – Request for **Discretionary Review** of Building Permit no. 2019.0816.9021 to construct a three-story vertical addition over an existing one-story garage to add two dwelling units within a RH-3 (Residential House, Three-Family), the Telegraph Hill-NB Residential SUD (Special Use District), and 40-X Height and Bulk District. Planning Code Section 140 requires dwelling units to front onto an open area meeting minimum dimensions. The lot does not have a Code-complying rear yard because there is an existing building located in the rear yard. Therefore, the project cannot meet exposure through a Code-complying yard. Therefore, a variance is required. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission’s 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 October 19, 2023**

- 18b. [2019-015792VAR](#) (R. SALGADO: (628) 652-7332)  
[355 LOMBARD STREET](#) – south side between Child and Kearny Streets; Lot 042 in Assessor’s Block 0078 (District 3) – Request for **Variance** from the Exposure requirements of Planning Code Section 140. The project site is located within a RH-3 (Residential House, Three-Family) Zoning District, the Telegraph Hill-NB Residential SUD (Special Use District), and 40-X Height and Bulk District.

**Continued to October 19, 2023**