


# SAN FRANCISCO PLANNING COMMISSION

## Notice of Hearing & Agenda



This Meeting will be held in  
Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Thursday, December 14, 2023**  
**12:00 p.m.**  
**Regular Meeting**

#### **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**  
[Planning Commission Packet and Correspondence](#)

#### **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](mailto:commissions.secretary@sfgov.org) or (628) 652-7589 at least 48 hours in advance.

## RAMAYTUSH OHLONE ACKNOWLEDGEMENT

The 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 [sof@sfgov.org](mailto:sof@sfgov.org). Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force or the San Francisco Library.

## 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

**LOCATION:** 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](mailto: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](mailto: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.

**ESPAÑOL:** 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.

**中文:** 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.

**РУССКИЙ:** 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.

## INSTRUCTIONS FOR REMOTE PUBLIC COMMENT

### PHONE

**Phone number: +1 (415) 655-0001**

**Access Code: 2664 859 8352##**

Note: the Access Code will change for each hearing.

1. Call phone number, enter Access Code, then press ## (pound, pound)
2. When you hear "You are muted" Stop and listen
3. Wait for Public Comment to be announced (by Item Number or for General Public Comment)
4. To comment, press \* 3 (star 3) to "raise your hand"
5. Once you raise your hand, you will hear the prompt: "You have raised your hand to ask a question. Please wait to speak until the host calls on you"
6. Wait for you turn to speak
7. When you hear "you're unmuted" – that is your indication to begin speaking

### IF YOU NO LONGER WANT TO COMMENT

- Press \* 3 (star 3) to lower your hand

### ONLINE

[Link to WebEx](#)

**Password: CPC2023**

Note: the link will change for each hearing.

1. Click on above hyperlink "Link to WebEx"
2. Enter your First and Last name, plus email address
3. Enter Password and click OK
4. Stop and listen
5. Wait for Public Comment to be announced (by Item Number or for General Public Comment)
6. To comment click on "raise hand" icon
7. You will hear a beep and see the prompt "the host has unmuted you" – that is your indication to begin speaking

### IF YOU NO LONGER WANT TO COMMENT

- Click "raise hand" icon again

## PROVIDE YOUR PUBLIC COMMENT

- The Commission Secretary will indicate how much time you have to provide your comments – you will be alerted when you have 30 seconds remaining.
- Once your public comment time have ended, you will be moved out of the speaker line and back to listening as a participant (unless you disconnect).
- Participants who wish to speak on other items on the Agenda, or for other comment periods, may stay on the meeting line and listen for the Commission / Hearing Secretary's next prompt.

**ROLL CALL**

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

**A. CONSIDERATION 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.

1. 2022-010007CUA (R. SALGADO: (628) 652-7332)  
345 SPEAR STREET – block bounded by Folsom Street to the North, Embarcadero to the East, Harrison Street to the East and Spear Street to the West; Lot 002 in Assessor's Block 3744 (District 6) – Request for **Modification**, specifically, the Child Care Condition of Approval (under Condition "C") for an existing Conditional Use Authorization approved by the Planning Commission on November 14, 1985, under Motion No. 10505, related to the Project's required on-site childcare center. The Project authorized under Motion No. 10501 included the adaptive reuse of the historic Hills Bros. building to office use and the construction of a new mixed-use building with office, residential, and retail space on the subject property. No physical modifications to the existing on-site childcare center are being sought in connection with this Conditional Use Authorization. The Project Site is within the RH DTR (Rincon Hill Downtown Residential) Zoning District and 105-X/84-X/85/200-R Height and Bulk Districts.  
*Preliminary Recommendation: Approved with Conditions*  
 (Continued from Regular hearing on October 26, 2023)  
**(Proposed for Indefinite Continuance)**
2. 2023-000711CUA (M. GIACOMUCCI: (628) 652-7414)  
1060 HOWARD STREET – north side between Russ and 7th Streets; Lot 022 in Assessor's Block 3726 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.8 and 303 to convert a total of 15,900 square feet of Production, Distribution, and Repair use on the first through third floors of the subject property to Institutional Community Use (d.b.a. "Swords to Plowshares") within a MUG (Mixed Use-General) Zoning District and 85-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 14, 2023)  
**(Proposed for Indefinite Continuance)**

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the 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.

3. [2023-007207CUA](#) (M. LANGLIE: (628) 652-7410)  
615 SANSOME STREET – west side between Jackson and Washington Streets; Lot 003 in Assessor's Block 0196 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303(c)&(n) and 210.1 to establish a Massage Establishment use (d.b.a. Pine Spa) at the third floor of the subject property, within a C-2 (Community Business) Zoning District, Jackson Square and Washington-Broadway SUD (Special Use Districts), and 65-A 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*

4. [2022-011663CUA](#) (M. WOODS: (628) 652-7350)  
250-270 MASONIC AVENUE – northeast corner of Turk Boulevard; Lots 002 and 003 in Assessor's Block 1111 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.2 and 303(c) to convert the existing blood donation center (a medical service/health service use under the Planning Code) to a post-secondary educational institution use for the University of San Francisco within a RM-1 (Residential-Mixed, Low Density) 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*

## C. COMMISSION MATTERS

5. LAND ACKNOWLEDGEMENT
6. CONSIDERATION OF ADOPTION:
- [Draft Minutes for November 30, 2023](#)
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; when applicable, followed by a presentation of the project sponsor team; followed by public comment. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

10. [2023-009168PCA](#) (A. MERLONE: (628) 652-7534)  
EXCEPTIONS AND EXTENSIONS FOR EXISTING USES – **Planning Code Amendment** – Ordinance amending the Planning Code to: modify offset requirement for heights exceeding 30 feet in the Bernal Heights Special Use District; permit large movie theater signage in the Japantown Special Use District; allow Medical Cannabis Dispensaries to continue operating as Temporary Cannabis Retail Uses until December 31, 2024; clarify eligibility for reduction in Inclusionary Housing requirements; and correct an error in the Zoning Control Table for the Urban Mixed Use District; and affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

*Preliminary Recommendation: Approve with Modifications*

- 11a. [2022-011490PCA](#) (M. GIACOMUCCI: (628) 652-7414)  
**DOWNTOWN RAIL EXTENSION FEE WAIVER [231164] – Planning Code Amendment** – Ordinance, sponsored by Supervisor Dorsey, amending Planning Code Section 406 to allow for a conditional waiver or reduction of the Transportation Sustainability Fee (Section 411A) and Eastern Neighborhoods Infrastructure Impact Fee (Section 423) when a Project Sponsor for a Project located along the corridor of the Downtown Rail Extension (DTX) enters into an agreement with the Transbay Joint Powers Authority (TJPA) to use an agreed-upon foundation type or shoring system and affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

*Preliminary Recommendation: Approve*

- 11b. [2022-011490ENX](#) (M. GIACOMUCCI: (628) 652-7414)  
**655 04TH STREET** – northeast corner of Townsend Street; Lots 026, 028, 050, 161-164 in Assessor’s Block 3787 (District 6) – Request for **Large Project Authorization** pursuant to Planning Code Sections 249.78 and 329 for new construction over 85 feet in height and measuring more than 50,000 gross square feet in size in the CMUO Zoning District for the proposed Project at 655 4th Street, 280-290 and 292-269 Townsend Street. The project proposes to demolish three existing buildings and associated parking lots and construct a new building that includes two residential towers up to 380 and 400 feet tall, respectively (405’ and 435’ tall inclusive of rooftop screening/mechanical equipment). The Project includes 1,105 dwelling units (129 studios, 539 one-bedrooms, 400 two-bedrooms, and 37 three-bedrooms totaling 1,032,528 gsf of residential use), 9,857 gsf of ground-floor retail use, 33,996 gross square feet of private common open space, and 9,153 gross square feet of Privately Owned Public Open Space (POPOS) within a plaza located at the corner of 4th and Townsend Streets. Other features include six off-street loading spaces, 271 parking spaces, 13 car-share spaces, and 354 Class 1 bicycle parking spaces. The project requests waivers from the following Planning Code requirements: Section 132.4 (Building Setbacks, Streetwall Articulation, and Tower Separation); Sections 135 & 329(e)(3)(B)(vi) (Usable Open Space); Sections 140 & 249.78(d)(11) (Dwelling Unit Exposure); Section 145.1 (Street Frontage); Section 145.4 (Required Ground Floor Commercial Uses); Section 155(r) (Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages); Section 249.78(d)(9) (Wind); Section 249.78(c)(6) (Use on Large Development Sites); and Section 270(h) (Central SoMa Bulk Controls). The project site was identified as a “Key Site” in the Central SoMa plan and is located within the CMUO (Central SoMa-Mixed Use Office) Zoning District and 400-X Height and Bulk District. The Planning Department issued a general plan evaluation pursuant to 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*

- 11c. [2022-011490CUA](#) (M. GIACOMUCCI: (628) 652-7414)  
**655 04TH STREET** – northeast corner of Townsend Street; Lots 026, 028, 050, 161-164 in Assessor’s Block 3787 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 for removal of two existing dwelling units for the proposed Project at 655 4th Street, 280-290 and 292-269 Townsend Street involving the demolition of three existing buildings and associated parking lots and construction of a new building that includes two residential towers containing 1,105 dwelling units (approximately 1,032,528 square feet), 9,857 gross square feet of ground-floor retail use, 33,996 gross square feet of private common open space, and 9,153 gross square feet of Privately Owned Public Open Space (POPOS) within a plaza located at the corner of 4th and Townsend Streets. The project site was identified as a “Key Site” in the Central SoMa plan and is located within the CMUO (Central Soma-Mixed Use Office) Zoning District and 400-X Height and Bulk District. The Planning Department issued a general plan evaluation pursuant to 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*

12. [2023-011168CRV](#) (A. STARR: (628) 652-7533)  
**RESOLUTION DELEGATING AUTHORITY TO THE PLANNING DIRECTOR FOR STATE DENSITY BONUS PROJECTS – Planning Commission Resolution** – Resolution delegating authority to make findings necessary for waivers and concessions under the State Density Bonus Law, Pursuant to Planning Code 206.6 (The Individually Requested State Density Bonus Program) to the Planning Director when no other entitlements are required.  
*Preliminary Recommendation: Adopt Resolution*
  
13. (D. SIDER: (628) 652-7539)  
**TENANT PROTECTIONS– Informational Presentation** on the regulations, programs, and policies that protect San Francisco’s renters. Planning Department staff will be joined by staff from the Rent Board and from the Mayor’s Office of Housing and Community Development.  
*Preliminary Recommendation: None - Informational*
  
14. [2020-006857CUA](#) (C. FEENEY: (628) 652-7313)  
**724 VALENCIA STREET** – west side between 18<sup>th</sup> and 19<sup>th</sup> Streets; Lot 004 in Assessor’s Block 3588 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 762 to establish an approximately 2,450 square foot Cannabis Retail use with no on-site smoking, vaporizing, or consumption permitted, in a vacant ground floor storefront of a two-story mixed-use building, within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-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*
  
- 15a. [2015-009704ENX](#) (R. SALGADO: (628) 652-7332)  
**505 BRANNAN STREET** – south side between 4th and 5th Streets; Lot 322 in Assessor’s Block 3786 (District 6) – Request for **Large Project Authorization** pursuant to Planning Code Section 329 to allow the construction of a vertical addition of more than 85 feet in height and greater than 50,000 gross square feet and an exception from the wind compliance guidelines of the Central SoMa SUD (Section 249.78(d)(7) for a Project that would construct an 11-story, approximately 125,000-square-foot vertical addition on top of the existing six-story, approximately 122,000-square-foot building containing Office and Retail Uses. The Project is the second phase of a mixed-use office development at the Project Site, with phase one being the existing building constructed in 2018 (approved through Motion Nos. 19293–19295 under Planning Department Case No. 2012.1187BCX). The existing building was designed to accommodate the Project from the outset, both structurally and programmatically. The Project would add approximately 115,000 square feet of Office Use to the Project Site and convert approximately 10,000 square feet of Office Use at the existing ground floor and basement level one to Arts Activities (a Production, Distribution, and Repair use). No changes are proposed to the existing basement level two, streetscape, or number of vehicular and bicycle parking spaces. While the Project will add approximately 125,000 square feet of office space to the Project Site, only 95,000 square feet of net new office space is being requested for allocation. This is because the approval for the existing six-story building allocated 137,446 square feet of office space to the Project Site but the existing building only used 116,814 square feet of office space once constructed, resulting in a surplus allocation of 20,632 square feet. In addition, the Project proposes to convert 10,236 square feet of office space in the existing building to an Arts Activities use. The surplus allocation from the existing building combined with the additional office square footage available once existing office space is converted to a different use results in 30,868 square feet of office space that has already been approved for the Project Site being available to use toward the Project’s office addition, so that only 95,000 square feet of net new office allocation must be sought. The project site is located within the CMUO (Central SoMa-Mixed Use Office) Zoning District, Central SoMa SUD (Special Use District), and 250-CS Height and Bulk District. The Planning Department issued a community plan evaluation pursuant to 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*

- 15b. [2015-0097040FA](#) (R. SALGADO: (628) 652-7332)  
505 BRANNAN STREET – south side between 4th and 5th Streets; Lot 322 in Assessor’s Block 3786 (District 6) – Request for **Office Allocation** pursuant to Planning Code Sections 320–325, to establish approximately 115,000 square feet of new office use for a Project that would construct an 11-story, approximately 125,000-square-foot vertical addition on top of the existing six-story, approximately 122,000-square-foot building containing Office and Retail Uses. The Project is the second phase of a mixed-use office development at the Project Site, with phase one being the existing building constructed in 2018 (approved through Motion Nos. 19293–19295 under Planning Department Case No. 2012.1187BCX). The existing building was designed to accommodate the Project from the outset, both structurally and programmatically. The Project would add approximately 115,000 square feet of Office Use to the Project Site and convert approximately 10,000 square feet of Office Use at the existing ground floor and basement level one to Arts Activities (a Production, Distribution, and Repair use). No changes are proposed to the existing basement level two, streetscape, or number of vehicular and bicycle parking spaces. While the Project will add approximately 125,000 square feet of office space to the Project Site, only 95,000 square feet of net new office space is being requested for allocation. This is because the approval for the existing six-story building allocated 137,446 square feet of office space to the Project Site but the existing building only used 116,814 square feet of office space once constructed, resulting in a surplus allocation of 20,632 square feet. In addition, the Project proposes to convert 10,236 square feet of office space in the existing building to an Arts Activities use. The surplus allocation from the existing building combined with the additional office square footage available once existing office space is converted to a different use results in 30,868 square feet of office space that has already been approved for the Project Site being available to use toward the Project’s office addition, so that only 95,000 square feet of net new office allocation must be sought. The project site is located within the CMUO (Central SoMa-Mixed Use Office) Zoning District, Central SoMa SUD (Special Use District), and 250-CS Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

- 15c. [2015-009704VAR](#) (R. SALGADO: (628) 652-7332)  
505 BRANNAN STREET – south side between 4th and 5th Streets; Lot 322 in Assessor’s Block 3786 (District 6) – Request for **Variance** from the tower setback requirements of Planning Code Section 132.4(d)(2)(B), the obstruction requirements of Planning Code Section 136(c)(1), and the privately owned public open space requirements of Planning Code Section 138(d)(2)(E)(1) for a Project that would construct an 11-story, approximately 125,000-square-foot vertical addition on top of the existing six-story, approximately 122,000-square-foot building containing Office and Retail Uses. The Project is the second phase of a mixed-use office development at the Project Site, with phase one being the existing building constructed in 2018 (approved through Motion Nos. 19293–19295 under Planning Department Case No. 2012.1187BCX). The existing building was designed to accommodate the Project from the outset, both structurally and programmatically. The Project would add approximately 115,000 square feet of Office Use to the Project Site and convert approximately 10,000 square feet of Office Use at the existing ground floor and basement level one to Arts Activities (a Production, Distribution, and Repair use). No changes are proposed to the existing basement level two, streetscape, or number of vehicular and bicycle parking spaces. While the Project will add approximately 125,000 square feet of office space to the Project Site, only 95,000 square feet of net new office space is being requested for allocation. This is because the approval for the existing six-story building allocated 137,446 square feet of office space to the Project Site but the existing building only used 116,814 square feet of office space once constructed, resulting in a surplus allocation of 20,632 square feet. In addition, the Project proposes to convert 10,236 square feet of office space in the existing building to an Arts Activities use. The surplus allocation from the existing building combined with the additional office square footage available once existing office space is converted to a different use results in 30,868 square feet of office space that has already been approved for the Project Site being available to use toward the Project’s office addition, so that only 95,000 square feet of net new office allocation must be sought. The project site is located within the CMUO (Central SoMa-Mixed Use Office) Zoning District, Central SoMa SUD (Special Use District), and 250-CS Height and Bulk District.



## 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.

- 16a. [2022-009794DRP](#) (D. WINSLOW: (628) 652-7335)  
1153 GUERRERO STREET – southeast corner of Elizabeth Street; Lot 021 in Assessor’s Block 3645 (District 9) – Request for **Discretionary Review** of Building Permit No. 2022.0513.4235 to replace the rear porch and enclosed stair within the existing footprint to a two-unit building within a RH-3 (Residential House – Three Family) Zoning District and 40-X Height and Bulk District. The existing building has full lot coverage, and the project would reconstruct the rear porch within the same footprint, which is located within the required rear yard. 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: Do Not Take Discretionary Review and Approve*
- 16b. [2022-009794VAR](#) (L. AJELLO: (628) 652-7353)  
1153 GUERRERO STREET – southeast corner of Elizabeth Street; Lot 021 in Assessor’s Block 3645 (District 9) - Request for **Variance** from rear yard requirements of Planning Code Section 134 for a project that would replace an existing rear porch and enclosed stair within the existing footprint to a two-unit building within a RH-3 (Residential House – Three Family) Zoning District and 40-X Height and Bulk District. The Planning Code requires the subject property to maintain a rear yard of 32 feet (45% of lot depth). The existing building has full lot coverage, and the project would reconstruct the rear porch within the same footprint, which is located within the required rear yard.
- 17a. [2022-002609DRP](#) (D. WINSLOW: (628) 652-7335)  
2475 WASHINGTON STREET– south side between Fillmore and Webster Streets; Lot 023 in Assessor’s Block 0612 (District 2) – Request for **Discretionary Review** of Building Permit No. 2022.0311.9793 to demolish a detached garage; construct a three-story vertical addition with roof decks to the existing one-story commercial building (east building); and alter the west building by raising it 18 inches, add a dormer, and modify the front entry and rear of the building. Both buildings will be converted from commercial use to create two new two-unit residential buildings within the Upper Fillmore NCD (Neighborhood Commercial District) 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: Do Not Take Discretionary Review and Approve*
- 17b. [2022-002609VAR](#) (L. AJELLO: (628) 652-7353)  
2475 WASHINGTON STREET – south side between Fillmore and Webster Streets; Lot 023 in Assessor’s Block 0612 (District 2) – Request for **Variations** from rear yard (PC 134), private open space (PC 135), and openings for parking at grade (PC 145.1) for a project that would demolish a detached garage; construct a three-story vertical addition and roof decks to the existing one-story commercial building (east building); and alter the west building by raising it 18 inches, add a dormer, and modifying the front entry and rear of the building within the Upper Fillmore NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.

## 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 [sflanning.org](http://sflanning.org).

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission, please note the time. 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](#) 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.

*Table 1- Case types and number of days in which to appeal.*

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 (628) 652-1150. 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](mailto: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 of Appeals](#) office at 49 South Van Ness Avenue, Suite 1475 (call in advance for appointment). For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

## 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 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 online](#). 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. The [San Francisco Ethics Commission](#) has more information about this restriction.

## 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, by phone (415) 252-3100 or fax (415) 252-3112.