


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, January 11, 2024
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 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. 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 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.

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.

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.

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.

1. [2015-016326CUA-02](#) (J. VIMR: (628) 652-7319)
SEAWALL LOTS 323 & 324 (DBA TEATRO ZINZANNI) – two existing lots bounded to the east by the Embarcadero, Broadway to the south, and Davis Street to the west/north; Lot 001 in Assessor's Block 0138 and Lot 002 in Block 0139 (District 3) – Request for **Modification to Conditions of Approval** pertaining to Project Validity and Expiration and Renewal authorized under Motion No. 20444 on May 2, 2019. Under the requested modification, the authorization would be valid until January 11, 2027. A modification of the conditions of approval and extension to the period of authorization for the existing entitlement is not considered a "Project" under CEQA.
Preliminary Recommendation: Approve with Conditions
2. [2023-008213CUA](#) (M. LANGLIE: (628) 652-7410)
555 PACIFIC AVENUE – north side between Columbus Avenue and Montgomery Street; Lot 017 in Assessor's Block 0176 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.5 and 303, to allow for an office use at the ground floor of an existing two-story mixed-use building, within the Community Business (C-2) Zoning District, Jackson Square Special Use District, Washington-Broadway Special Use District 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
3. [2018-011446CUA-02](#) (E. MAU: (628) 652-7583)
399 FREMONT STREET – east side between Folsom and Harrison Streets; Lot 320 in Assessor's Block 3747 (District 6) - Request for **Modification to Conditions of Approval** pertaining to Project Validity, Expiration and Renewal, and Diligent Pursuit authorized under Motion No. 20519 on September 12, 2019. Under the requested modification, the authorization would be valid until January 11, 2027. A modification of the conditions of approval and extension to the period of authorization for the existing entitlement is not considered a "Project" under CEQA.
Preliminary Recommendation: Approve with Conditions
4. [2022-011378CUA](#) (T. ATOYEBI: (628) 652-7363)
310-320 DOLORES STREET – west side between 16th Street and Chula Lane; Lots 001-002 in Assessor's Block 3566 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303, and 304, to allow a Planned Unit Development (PUD) on a site that is over one-half acre to expand an existing restroom facility located in the required rear yard of the Mission Dolores Basilica. The proposal includes PUD modifications

for rear yard. The Project Site is located within a RH-3 (Residential-House, Three 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

C. COMMISSION MATTERS

5. LAND ACKNOWLEDGEMENT

6. CONSIDERATION OF ADOPTION:

- [Draft Minutes for December 14, 2023 – Joint Hearing with Recreation and Park](#)
- [Draft Minutes for December 14, 2023 - Regular Hearing](#)

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. [2023-010059PCA](#) (J. SACCHI: (628) 652-7308)
FLEET CHARGING [BOARD FILE 231080] – Planning Code Amendment – An ordinance, sponsored by Board President Peskin, to amend the Planning Code to require Conditional Use authorization for converting Private Parking Lots or Vehicle Storage Lots to Fleet Charging in all PDR (Production, Distribution, and Repair) Districts; 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

11. [2019-021884ENV](#) (J. MCKELLAR: (628) 652-7563)
POTRERO YARD MODERNIZATION PROJECT (2500 MARIPOSA STREET) – Certification of the Final Environmental Impact Report (EIR) – The project site is located on the entire block bounded by 17th to the north, Hampshire Street to the east, Mariposa Street to the south, and Bryant Street to the west (Assessor's block/lot 3971/001). The proposed project would demolish the existing SFMTA Potrero Trolley Coach Division Facility (Potrero Yard),

a California Register of Historic Resources–eligible historic resource and replace it with an expanded and modernized transit facility. The project would include SFMTA bus parking and circulation (up to 213 buses); SFMTA maintenance, operation, and administrative uses; and joint development (residential and commercial) uses as part of a joint development program between SFMTA and a private project co-sponsor. The approximately 1,250,000-gross-square-foot structure would rise to heights ranging from 70 to 150 feet across the site. It would contain a four-level (including mezzanine level), approximately 70-foot-tall replacement transit facility (700,000 gross square feet) plus a joint development with a mix of commercial (3,000 gross square feet) and residential uses (up to 530,000 gross square feet and 513 units). The majority of residential development would be atop the replacement transit facility on floors 7 seven through 13. A Paratransit Variant is also proposed, which would construct Bryant Street family housing (103 units) but replace the remainder of the podium housing with SFMTA’s Paratransit Operations. The project site is located within a P (Public) Zoning District and 65-X Height and Bulk District.

NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on August 31, 2021. Public comment will be received when the item is called during the hearing. However, comments submitted will not be included in the Final EIR.

Preliminary Recommendation: Certify

- 12a. [2019-021884ENV](#) (G. PANTOJA: (628) 652-7380)
(POTRERO YARD MODERNIZATION PROJECT) 2500 MARIPOSA STREET – Bounded by Mariposa Street on the south, Bryant Street on the west, 17th Street on the north, and Hampshire Street on the east, Lot 001 in Assessor’s Block 3971 (District 9) - Request for **Adoption of Findings** and Adoption of Statement of Overriding Considerations under the California Environmental Quality Act (CEQA) to allow the redevelopment of San Francisco Municipal Transportation Agency’s (SFMTA) Potrero Yard Project. The proposed project would demolish the existing SFMTA Potrero Trolley Coach Division Facility (Potrero Yard), a California Register of Historic Resources–eligible historic resource and replace it with an expanded and modernized transit facility. The project would include SFMTA bus parking and circulation (up to 213 buses); SFMTA maintenance, operation, and administrative uses; and joint development (residential and commercial) uses as part of a joint development program between SFMTA and a private project co-sponsor. The approximately 1,250,000-gross-square-foot structure would rise to heights ranging from 70 to 150 feet across the site. It would contain a four-level (including mezzanine level), approximately 70-foot-tall replacement transit facility (700,000 gross square feet) plus a joint development with a mix of commercial (3,000 gross square feet) and residential uses (up to 530,000 gross square feet and 513 units). The majority of residential development would be atop the replacement transit facility on floors 7 seven through 13. A Paratransit Variant is also proposed, which would construct Bryant Street family housing (103 units) but replace the remainder of the podium housing with SFMTA’s Paratransit Operations. The project site is located within a P (Public) Zoning District and 65-X Height and Bulk District.
Preliminary Recommendation: Adopt CEQA Findings

- 12b. [2019-021884GPA](#) (M. SNYDER: (628) 652-7460)
POTRERO YARD MODERNIZATION PROJECT (2500 MARIPOSA STREET) - bounded by Mariposa Street on the south, Bryant Street on the west, 17th Street on the north, and Hampshire Street on the east, Lot 001 in Assessor’s Block 3971 (District 9). An Ordinance initiated by the Planning Commission (Resolution No. 21412), that request a **General Plan Amendment** to amend Urban Design Element Map 4 – “Urban Design Guidelines of Buildings”, and Urban Design Guidelines Map 5 – “Urban Design Guidelines for the Bulk of Buildings” to facilitate the development of the Potrero Yard Modernization Project. Commission action would also make findings of consistency with the General Plan, the eight priority policies of the Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code Section 340. The proposed amendments will be before the Commission so that it may recommend approval, rejection, or approval with modifications to the Board of Supervisors.
Preliminary Recommendation: Recommend Approval to the Board of Supervisors

- 12c. [2019-021884PCAMAP](#) (M. SNYDER: (628) 652-7460)
POTRERO YARD MODERNIZATION PROJECT (2500 MARIPOSA STREET) - bounded by Mariposa Street on the south, Bryant Street on the west, 17th Street on the north, and Hampshire Street on the east, Lot 001 in Assessor's Block 3971 (District 9) - An Ordinance (Board File No. 231256), sponsored by Supervisor Ronen and Supervisor Walton, that request for **Planning Code Text Amendment**, pursuant to Planning Code Section 302, to create the Potrero Yard Special Use District (SUD) at 2500 Mariposa Street, Assessor's Parcel Block 3971, Lot 001 which outlines permitted land uses including residential uses via the issuance of Conditional Use Authorization for a Planned Unit Development, non-residential uses, development controls, and building standards and add "PY" Bulk Limit in Planning Code Section 270; a **Zoning Map Amendment** to Zoning Maps SU08 to illustrate the Potrero Yard SUD and HT08 to change the Height and Bulk Zoning District from 65-X to 150-PY. Commission action would also make findings of consistency with the General Plan, the eight priority policies of the Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code Sections 302 and 340. The proposed amendments will be before the Commission so that it may recommend approval, rejection, or approval with modifications to the Board of Supervisors.
Preliminary Recommendation: Approve
- 12d. [2019-021884SHD](#) (G. PANTOJA: (628) 652-7380)
(POTRERO YARD MODERNIZATION PROJECT) 2500 MARIPOSA STREET – bounded by Mariposa Street on the south, Bryant Street on the west, 17th Street on the north, and Hampshire Street on the east, Lot 001 in Assessor's Block 3971 (District 9) - Request for **Adoption of Shadow Findings** pursuant to Planning Code Section 295 that net new shadow from the San Francisco Municipal Transportation Agency's (SFMTA) Potrero Yard Project and Paratransit Variant would not adversely affect the use of Franklin Square Park under the jurisdiction of the Recreation and Park Commission, within a P (Public) Zoning District and 65-X Height and Bulk District.
Preliminary Recommendation: Adoption of Findings
- 12e. [2019-021884CUA](#) (G. PANTOJA: (628) 652-7380)
(POTRERO YARD MODERNIZATION PROJECT) 2500 MARIPOSA STREET – bounded by Mariposa Street on the south, Bryant Street on the west, 17th Street on the north, and Hampshire Street on the east, Lot 001 in Assessor's Block 3971 (District 9) - Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 304 for a Planned Unit Development (PUD) to allow the redevelopment of San Francisco Municipal Transportation Agency's (SFMTA) Potrero Yard and the construction of a joint development that includes commercial tenant spaces and residential dwelling units within Public (P) Zoning District and 65-X Height and Bulk District. To be constructed in three distinct phases, the proposal includes the demolition of SFMTA's existing two-story bus yard facility and parking lot located at 2500 Mariposa Street and the construction of an approximately 1,240,000 square foot mixed-use building, ranging from 75-150 feet in height, that will contain Public Transportation Facility and Public Utility Yard Uses for SFMTA's new facility (approximately 710,437 square feet), 465 dwelling units (72 Studios, 159 One-Bedroom, 157 Two-Bedroom, and 77 Three-Bedroom for a total of approximately 520,671 square feet), and approximately 2,886 square feet of ground floor commercial space. A variant of the proposal, also known as Paratransit Variant, will include the extension of the SFMTA facility onto the fifth level for a total of approximately 734,246 square feet and reduces the number of dwelling units from 465 to 104 for the joint development. The additional approximately 23,809 square feet of area will be dedicated to SFMTA's Paratransit division and include additional building massing for administrative and operation spaces, and paratransit vehicle storage, operation, and circulation areas.
Preliminary Recommendation: Approve with Conditions
13. [2022-000112ENV](#) (L WHITE: (628) 652-7557)
ISLAIS CREEK BRIDGE PROJECT – The Islais Creek Bridge is located on Third Street over the Islais Creek channel in San Francisco's Bayview neighborhood. **Review and Comment** before the Planning Commission on the Draft Environmental Impact Report for the proposed project. The City and County of San Francisco is proposing to replace the existing Islais Creek Bridge along Third Street in San Francisco. The existing bridge is structurally deteriorated and seismically deficient. The proposed replacement bridge would meet current structural and seismic standards, accommodate new transit tracks, travel lanes for private vehicles, two pedestrian/bicycle paths, and would be resilient to predicted sea-level-rise impacts. Construction is estimated to be approximately

24 months and would begin no sooner than spring 2025. Public comment for this DEIR is from November 30, 2023, till 5:00PM on January 22, 2024. The areas adjacent to the project site are in the Production, Distribution, and Repairs (PDR-2) and Heavy Industrial (M-2) Zoning Use Districts.

Preliminary Recommendation: Review and Comment

(Continued from Canceled Hearing on January 4, 2024)

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.

14. [2023-002390DRP](#) (D. WINSLOW: (628) 652-7335)
[426 FILLMORE STREET, UNIT C](#) – east side between Oak and Page Streets; Lot 056 in Assessor’s Block 0842 (District 5) - Request for **Discretionary Review** of Building Permit no. 2023.0310.3504 to legalize a third floor roof deck within the existing footprint to a three-unit building 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: Do Not Take Discretionary Review and Approve

ADJOURNMENT

NOTICE OF PUBLIC HEARING REGARDING PROPOSED DEVELOPMENT AGREEMENT Scheduled for January 18, 2024

2017-011878DVA-02 (M. GIACOMUCCI: 628-652-7414)
[POTRERO POWER STATION MIXED-USE PROJECT](#) – north side of 23rd Street west of Illinois Street; Lots 002 and 017 in Assessor’s Block 4175 and Lots 001 and 006 in Assessor’s Block 4232 (District 10) – Request for **Modifications to the Development Agreement** the City and County of San Francisco and “California Barrel Company LLC” in association with the Potrero Power Station Mixed-Use Project. The proposal would modify the Development Agreement and its Financing Plan to allow implementation of an Enhanced Infrastructure Financing District (EIFD) pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code. The EIFD would provide financing for the Project’s public infrastructure, affordable housing, and other facilities such as parks and open The Potrero Power Station Mixed-Use Development project has undergone environmental review pursuant to California Environmental Quality Act (CEQA). The Planning Commission certified the EIR and CEQA findings for the Potrero Power Station Mixed-Use Development project on January 30, 2020. The Environmental Review Officer certified an addendum to the certified EIR for the Potrero Power Station Mixed-Use Development project on October 22, 2020.
Preliminary Recommendation: Approve

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.

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.

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.