


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, November 7, 2024
12:00 p.m.
Regular Meeting

Commissioners:

Lydia So, President
Kathrin Moore, Vice President,
Derek Braun, Amy Campbell,
Theresa Imperial,
Sean McGarry, Gilbert Williams

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 12:00 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 sotf@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.

Wheelchair-accessible entrances are located on Van Ness Avenue and Grove Street. Please note the wheelchair lift at the Goodlett Place/Polk Street is temporarily not available. After multiple repairs that were followed by additional breakdowns, the wheelchair lift at the Goodlett/Polk entrance is being replaced for improved operation and reliability. We anticipate having a functioning lift after the completion of construction in May 2025. There are elevators and accessible restrooms located on every floor.

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: Lydia So
 Vice-President: Kathrin Moore
 Commissioners: Derek Braun, Amy Campbell, Theresa Imperial,
 Sean McGarry, Gilbert Williams

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. 2023-011348DRP (D. WINSLOW: (628) 652-7335)
1932-1934 JEFFERSON STREET – north side between Divisadero and Broderick Streets; Lot 030 in Assessor's Block 0911 (District 2) – Request for **Discretionary Review** of Planning Application No. 2023-011348PRJ to construct a new one-hour fire protected wall to comply with NOV 202304057 and Planning Code complaint # 2023-011348 ENF to a four-story two-family residential building 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: Do Not Take Discretionary Review and Approve
(Proposed for Continuance to November 21, 2024)
2. 2023-009469DRP (D. WINSLOW: (628) 652-7335)
77 BROAD STREET – south side between Plymouth and San Jose Avenues; Lot 014A in Assessor's Block 7112 (District 11) – Request for **Discretionary Review** of Building Permit Application No. 2023.0629.1225 for the construction of a two-story horizontal and vertical addition to add two dwelling units to a two-story, two-unit building 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: Do Not Take Discretionary Review and Approve
(Proposed for Continuance to November 21, 2024)
3. 2023-010283CUA (J. SACCHI: (628) 652-7308)
216 MONTANA STREET – north side between Faxon and Capitol Avenues; Lot 009 in Assessor's Block 7055A (District 11) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 249.3, 303, and 317 to allow the demolition of an existing 2,549 square foot single-family dwelling and new construction of two new three-story, two-unit residential buildings. Each of the proposed residential buildings includes approximately 2,900 square foot, five-bedroom primary dwelling unit, and an approximately 1,100 square foot, two-bedroom Accessory Dwelling Unit (ADU). The Project site is located within a RH-1 (Residential-House, One Family) Zoning District, Oceanview Large Residence and Priority Equity Geographies 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
(Proposed for Continuance to December 12, 2024)
4. 2021-003547CUA (G. GUNTHER: (628) 652-7607)
243 STAPLES AVENUE – south side between Foerster Street and Edna Street; Lot 042 in Assessor's Block 3157 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303, and 317, to allow the demolition of an existing one-story over basement single-family dwelling and new construction of an approximately 7,243 square foot, three-story over basement single-family dwelling within a RH-1 (Residential- House, One Family) Zoning District, Family and Senior Housing Opportunity SUD (Special Use

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 Regular hearing on September 12, 2024)

(Proposed for Continuance to January 30, 2025)

5. 2019-022850CUA-02 (C. FEENEY: (628) 652-7313)
1101-1123 SUTTER STREET – south side between Larkin and Polk Streets; Lots 001 and 019 in Assessor's Block 0692 (District 3) – Request to modify **Conditional Use Authorization** that was approved by the Planning Commission on March 24, 2022 through Motions No. 21091 and 21092 by 1) modifying the previously approved Conditional Use Authorization as a Pipeline Project, pursuant to Planning Code Section 415A, to reduce the On-Site Affordable Housing rate to 12% and the Affordable Housing Fee rate to 16.4%; 2) modifying the previously approved Conditional Use Authorization by extending the performance period; and 3) making Findings under the Individually Requested State Density Bonus Program (Sec. 206.6), pursuant to California Government Code Section 65915, to achieve a 64.67% density bonus, requesting seven waivers for rear yard (Sec. 134), residential open space (Sec. 135), above-grade parking setback (Sec. 145), off-street loading (Sec. 152), height (Sec. 260), narrow streets and alleys (Sec. 261.1), and bulk (Sec. 270); and two incentives/concessions for non-residential use size limits (Sec. 121.2) and restrictions of lot mergers (Sec. 121.7). The revised project proposes the demolition of a surface parking lot and an existing two-story commercial building at 1123 Sutter Street and construction of a new 22-story, 235-foot-tall building that will provide 303 rental dwelling units. On June 11, 2024, the Planning Department issued an addendum to the previously certified EIR that evaluates the potential environmental effects of the revised project compared to the impacts identified in the final EIR. The Project is within the Polk Street NCD (Neighborhood Commercial District), Priority Equity Geographies SUD (Special Use District), and 130-E and 65-A Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions
 (Continued from a Regular hearing on October 10, 2024)
WITHDRAWN

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote. 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.

6. [2024-007477CUA](#) (W. MCCALLUM: (628) 652-7338)
1699 VAN NESS AVENUE – southwest corner of Sacramento Street; Lot 001 in Assessor's Block 0642 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.3, 303, and 303.1 to establish a Formula Retail Financial Service Use for a bank (dba "Chase Retail Bank") on the ground floor of an existing three-story commercial building, within a RC-4 (Residential Commercial, High Density) Zoning District, Family and Senior Housing Opportunity SUD (Special Use District), Automotive SUD (Special Use District), and 80-D Height and Bulk District. No exterior alterations are proposed to the subject building. 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
7. [2024-006443CUA](#) (C. ALEXANDER: (628) 652-7334)
3533 CALIFORNIA STREET – southside between Spruce and Locust Streets; Lot 004 in Assessor's Block 1035 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 713, to establish an approximately 6,135-square-foot Formula Retail Financial Service use for a wealth management office (d.b.a. JP Morgan Financial Center) within a vacant tenant space at the first and second floors of an existing two-story commercial building, within a NC-S (Neighborhood Commercial, Shopping Center) Zoning

District, Family and Senior Housing Opportunity SUD (Special Use District), and 40-X Height and Bulk District. No exterior alterations are proposed to the subject building. 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

8. LAND ACKNOWLEDGEMENT

9. CONSIDERATION OF ADOPTION:

- [Draft Minutes for October 17, 2024](#)
- [Draft Minutes for October 24, 2024](#)

10. 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

11. DIRECTOR'S ANNOUNCEMENTS

12. 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. 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.

- 13a. [2024-007906GPA](#) (A. MERLONE: (628) 652-7534)
CENTRAL SOMA AND TRANSIT CENTER DISTRICT COMMERCIAL DEVELOPMENT REQUIREMENTS – General Plan Amendment – Ordinance, initiated by the Planning Commission, amending the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District Sub-Area Plan areas; 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 101.1, and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.
Preliminary Recommendation: Adopt a Recommendation for Approval
 (Continued from Regular hearing on October 24, 2024)

- 13b. [2024-006988PCAMAP](#) (A. MERLONE: (628) 652-7534)
CENTRAL SOMA AND TRANSIT CENTER DISTRICT COMMERCIAL DEVELOPMENT REQUIREMENTS [BOARD FILE NO. 240787] – Planning Code and Zoning Map Amendment – Ordinance, introduced by the Mayor, amending the Planning Code and Zoning Map to reduce commercial development requirements in the Central SoMa Special

Use District and remove the Transit Center C-3-0(SD) Commercial Special Use District; 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 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications
(Continued from Regular hearing on October 24, 2024)

14. [2024-008986PPS](#)

10 SOUTH VAN NESS AVENUE – southwest corner of the intersection of Market Street and South Van Ness Avenue, bound by those two streets and 12th Street to the west; Lots 003A and 004 in Assessor's Block 3506 (District 6) – **Informational Presentation** for the proposed construction of a housing development project pursuant to Government Code Section 65913.4 (SB 423), in an area subject to Government Code section 65913.4(q). The Project would utilize the State Density Bonus Law to demolish the existing two-story commercial building and construct a 65-story mixed-use residential building with a 13-story podium containing approximately 1,492,000 gross square feet of residential uses and approximately 19,000 gross square feet of ground-floor retail uses. The Project includes a total of 952 dwelling units with a unit mix of 515 one-bedroom units, 408 two-bedroom units, and 29 three-bedroom (or larger) units, with 73 of the dwelling units provided as affordable units. The Project includes 238 off-street parking spaces, five off-street freight loading spaces, six car share spaces, and 372 bicycle parking spaces. The Project Sponsor submitted a notice of intent to construct the project on October 2, 2024. After the hearing and upon completion of tribal consultation, a formal application may be submitted following the project sponsor's review of any public testimony and written comments from the hearing.

Preliminary Recommendation: None – Informational

15a. [2024-008290PCAMAP](#)

(M. GIACOMUCCI: (628) 652-7414)

30 VAN NESS AVENUE [BOARD FILE NO. 240872]: 30 VAN NESS AVENUE SPECIAL USE DISTRICT; AMENDMENT OF AGREEMENT FOR SALE OF REAL ESTATE – **Planning and Zoning Code Amendment** – Ordinance, introduced by Mayor Breed and Supervisor Dorsey, amending the Planning Code and Zoning Map to create the 30 Van Ness Avenue Special Use District, in the area generally bound by Fell Street to the north, Market Street to the east and south, and Van Ness Avenue to the west; modifying the Notice of Special Restrictions related to inclusionary housing obligations under the Agreement for Sale of Real Estate between the City and 30 Van Ness Development LLC; 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 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

Preliminary Recommendation: Approve

15b. [2024-008290DNX](#)

(M. GIACOMUCCI: (628) 652-7414)

30 VAN NESS AVENUE – northeast corner of Market Street; Lot 004 in Assessor's Block 0835 (District 6) – Request for an **Amendment to the Conditions of Approval** of the Downtown Project Authorization for the project (the "Initial Project") at 30 Van Ness Avenue previously approved by the Planning Commission on May 21, 2020, through Motion No. 20717 to allow the Project to no longer provide on-site inclusionary affordable units pursuant to a proposed Special Use District, which would remove the on-site affordable housing obligation in consideration of the Project Sponsor's excess payment of development impact fees as compared to what would have been owed if the Sponsor had elected to delay issuance of building permits and qualified for the 33% impact fee reduction program adopted by the City in 2023 (Ordinance No. 201-23, Board file 230855). The Modified Project would not change the building envelope approved under the Initial Project, and includes a total gross floor area of approximately 722,072 gross square feet, with approximately 467,107 gross square feet of residential use (333 dwelling units) within a tower situated atop a nine-story podium containing approximately 252,905 gross square feet of general office use, approximately 2,060 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and five car share spaces provided for the residential and office uses. The subject

property is located within a C-3-G (Downtown- General) Zoning District and 120/400-R-2//140/520-R-2 Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

- 15c. [2024-0082900FA](#) (M. GIACOMUCCI: (628) 652-7414)
30 VAN NESS AVENUE – northeast corner of Market Street; Lot 004 in Assessor’s Block 0835 (District 6) – Request for an **Office Development Authorization** from the “Large Cap” program for the project at 30 Van Ness Avenue previously approved by the Planning Commission on May 21, 2020, through Motion No. 20717. The Project would add approximately 19,000 square feet of office space, located on a portion of the second floor previously approved as retail and building support/mechanical space, as the overall amount of office use in the Project will exceed 50,000 gross square feet. The Modified Project would not change the building envelope originally approved by the Commission under Motion No. 20717. As proposed, the Modified Project includes a total gross floor area of approximately 722,072 gross square feet, with approximately 467,107 gross square feet of residential use (333 dwelling units) within a tower situated atop a nine-story podium containing approximately 252,905 gross square feet of general office use, approximately 2,060 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and five car share spaces provided for the residential and office uses. The subject property is located within a C-3-G (Downtown- General) Zoning District and 120/400-R-2 // 140/520-R-2 Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
16. [2022-007042CUA](#) (M. LAUSH: (628) 652-7339)
250-252 CUMBERLAND STREET – north side between Sanchez and Church Streets; Lot 046 in Assessor’s Block 3600 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.92, 303, and 317 to legalize the relocation of unit 250 from the second floor to the first floor, a 34% reduction in floor area tantamount to a merger, the expansion of unit 252 to include the second through fourth floors, a 51% increase in floor area resulting in a dwelling unit more than 3,000 square feet, and unauthorized changes to the front façade within a RH-2 (Residential-House, Two Family) Zoning District, Central Neighborhoods Large Residence SUD (Special Use 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

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 sfplanning.org.

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

Assembly Bill 1114 regulates review of post entitlement phase permits. Post entitlement phase permits include building permits for housing development projects (construction of one unit or more). Post entitlement phase permits may not be appealed unless the appeal is filed by the applicant.

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.