



NOTICE OF PUBLIC HEARING

Hearing Date: November 5, 2025
Time: 9:30 AM
Location: Visit [Calendar](#) | [SF Planning](#) for details
Hearing Type: General Plan Evaluation Mitigation Monitoring and Reporting Program (MMRP) Adoption Hearing
Hearing Officer: Environmental Review Officer

PROJECT INFORMATION

Project Address: 1837-1839 LARKIN STREET
Cross Streets: Pacific and Jackson streets

Block(s)/ Lot No(s).: 0596/004
Zoning: Pacific Avenue NCD (Pacific Avenue Neighborhood Commercial Use District)

Height and Bulk: 40-X District
Cultural District: N/A
General Plan: 2022 Housing Element Update
Record No.: 2015-000365ENV-02

APPLICANT INFORMATION

Applicant: Darren Lee
Company: 2119-21 Pierce Street LLC

Address: 3075 Clay Street
San Francisco, CA 94103

Telephone: (415) 271-0528
Sponsor: Darren Lee
Email: Darrenlee77@aol.com

PROJECT DESCRIPTION

The proposed project would add a new two-story (10-foot) vertical addition and 25-foot horizontal addition at the rear of the existing two-story, approximately 30-foot-tall residential building with a historic storefront and bulkhead. The project would increase the number of dwelling units from two units to three, and result in a building that is approximately 3,800 square feet in size and 40 feet in height. A new roof deck is proposed with setbacks from all building walls and lightwells. The project proposes to alter the façade by removing the historic storefront and bulkhead to install a new garage door. Two off-street vehicle parking spaces are proposed within the new garage (one at grade, one below-grade).

ADDITIONAL INFORMATION

A General Plan Evaluation (GPE) and the Mitigation Monitoring and Reporting Program (MMRP) were prepared for this project. To view the environmental determination and referenced documents for the proposed project, visit <https://sfplanning.org/environmental-review-documents> and search the Project Address listed above. These documents will also be available one week prior to the hearing through the hearing agenda at: [Calendar](#) | [SF Planning](#), [through the SF Planning Property Information Map at the website](#), or by request at the Planning Department office located at 49 South Van Ness Avenue, Suite 1400.

General Information About Procedures

HEARING INFORMATION

Please be advised, the Environmental Review Officer will conduct this hearing remotely. Additional information may be found on the Department's website at www.sfplanning.org/remotehearings

The purpose of the hearing is for the ERO to consider and make findings that feasible programmatic mitigation measures in the project-specific Mitigation Monitoring and Reporting Program (MMRP and GPE) will be undertaken by the project. To ensure this, the ERO will consider the MMRP, and adopt the MMRP, thereby incorporating them into the conditions of project approval.

You are receiving this notice because you are an interested party on record with the Planning Department regarding the proposed project. **You are not required to take any action. For more information regarding the proposed project, or to comment on the project, please contact the Applicant or Planner listed on this notice as soon as possible.**

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice by email or to the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing. **The Environmental Review Officer strongly encourages interested parties to submit their comments in writing to their assigned Planner, in advance of the hearing.**

Comments that cannot be delivered by 5:00 pm the day before the hearing may be provided verbally at the hearing. Comments received after the deadline will be placed in the project file, but may not be brought to the attention of the Environmental Review Officer at the public hearing.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

The adoption of the MMRP is not an approval action for the project and there is no appeal process for adoption of the MMRP or Findings made at this hearing.

APPEAL INFORMATION

The Approval Action for this project for the purpose of the California Environmental Quality Act (CEQA) is the issuance of the Planning Approval Letter. The approval action date will be posted in the record number for this project listed at the top of this notice and available on the department's Property Information Map. The approval action date establishes the start of the 30-day timeline to appeal the CEQA determination for this project.

For more information, please contact Planning Department staff:

Planner: Josh Pollak **Telephone:** (628) 652-7493 **Email:** josh.pollak@sfgov.org