

SAN FRANCISCO PLANNING COMMISSION



Notice of Hearing & Agenda

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, February 22, 2018
1:00 p.m.
Regular Meeting

Commissioners:

Rich Hillis, President

Myrna Melgar, Vice President

Rodney Fong, Joel Koppel, Kathrin Moore, Dennis Richards

Commission Secretary:

Jonas P. Ionin

Hearing Materials are available at:

Website: <http://www.sfplanning.org>

Planning Department, 1650 Mission Street, 4th Floor, Suite 400

Planning Information Center, 1660 Mission Street, 1st Floor

Voice recorded Agenda only: (415) 558-6422

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Live, Thursdays at 1:00 p.m., Cable Channel 78

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SPANISH:

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 415-558-6309. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE:

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415-558-6309。請在聽證會舉行之前的至少48個小時提出要求。

TAGALOG:

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 415-558-6309. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

RUSSIAN:

Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру 415-558-6309. Запросы должны делаться минимум за 48 часов до начала слушания.

ROLL CALL:

President:	Rich Hillis
Vice-President:	Myrna Melgar
Commissioners:	Rodney Fong, Joel Koppel, Kathrin Moore, Dennis Richards

A. CONSIDERATION OF 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.

- 2016-007850ENV (J. DELUMO: (415) 575-9146)
88 BROADWAY/735 DAVIS STREET – 48,620-square-foot project site on the north side of Broadway between Davis Street and Front Street; Lots 7 and 8 of Assessor’s Block 0140 (District 3) – Appeal of **Preliminary Negative Declaration** for the proposed demolition of the existing surface parking lots on the site and construction of a 191,300-square-foot mixed-use development. The project would construct two new six-story (65-foot-tall) buildings which would include 178 affordable residential units, 6,500 square feet of commercial space, and a 4,300-square-foot child care facility. The proposed project would also include two mid-block passages, three on-street loading zones, and 120 secured bicycle parking spaces. No off street vehicle parking is proposed. The project site is located in a C-2 (Community Business) and 65-X Height and Bulk (65-foot maximum height, no bulk limit) Zoning Districts and Waterfront Special Use District No.3.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
 (Continued from Regular Meeting of December 21, 2017)
(Proposed Continuance to March 8, 2018)
- 2017-004489CUA (E. JARDINES: (415) 575-9144)
701 VALENCIA STREET – east side of Valencia Street, on Lots: 098 and 099 in Assessor’s Block 3589 (District 9) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections: 303 and 762, to legalize the temporary conversion of an existing parking lot (currently accessory to Cherin’s Appliance) into a commercial parking lot, which is open to the general public (DBA Pristine Parking).The project will also establish a principally permitted outdoor activity area and restaurant use within the Valencia NCT (Valencia Street Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. This 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 Continuance to March 15, 2018)
- 2017-006817DRM (M. CHRISTENSEN: (415) 575-8742)
1190 BRYANT STREET – between Dore and 10th Streets, Lot 056 in Assessor’s Block 3525 (District 6) – Request for **Mandatory Discretionary Review** of Building Permit Application 2017.0523.7395, which proposes to change the use of an existing warehouse structure to a Medical Cannabis Dispensary. Minor changes to the exterior of the structure are proposed, and the project includes a request for on-site consumption of cannabis products. The project is located in the Service/Arts/Light Industrial (SALI) Zoning District and 40/55-X

Height and Bulk District. This 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: Pending

(Proposed Continuance to March 22, 2018)

4. 2016-010348CUA (A. PERRY: (415) 575-9017)
1233 POLK STREET – west side of Polk Street between Sutter and Bush Streets, on the northwest corner of Polk and Fern Streets; Lot 004 in Assessor’s Block 0670 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Sections 303 and 723, proposing to permit and legalize the operation of a Nighttime Entertainment use with electronic amplification seven days per week until 2 a.m., and to modify the existing conditions of approval of Planning Commission Motion No. 13572, within an existing business (d.b.a. “Mayes Oyster House) authorized for Restaurant and Other Entertainment uses; however per Motion 13572, electronic amplification is currently only permitted on Fridays and Saturdays until midnight. The subject application also seeks to abate Planning Enforcement Case No. 2016-000434ENF. The subject property is located within the Polk Street Neighborhood Commercial District (NCD), the Lower Polk Street Alcohol Restricted Use District, and 65-A Height and Bulk District. Per CEQA Section 21065 and CEQA Guidelines Section 15378, the proposed legalization of the existing use is not a “project” under CEQA, as it would not result in a direct physical change, or a reasonably foreseeable indirect physical change in the environment.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on December 14, 2017)
(Proposed Continuance to March 22, 2018)
- 5a. 2015-014876CUA (J. HORN: (415) 575-6925)
749 27TH STREET – south side of 27th Street between Douglas and Diamond Streets; lot 112 of Assessor’s Block 6588 (District 8) – **Request for a Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the tantamount to demolition of an existing two-story detached one-unit dwelling at the front of the property and the alteration of a detached single-family one-unit dwelling at the rear of the property. The project also requests a Variance from the Planning Code for front setback requirements, pursuant to Section 132. The subject property is located within a RH-1 (Residential – House, One Family) Zoning District and 40-X Height and Bulk District. This 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: Pending
(Proposed Continuance to March 22, 2018)
- 5b. 2015-014876VAR (J. HORN: (415) 575-6925)
749 27TH STREET – south side of 27th Street between Douglas and Diamond Streets; lot 112 of Assessor’s Block 6588 (District 8) – Request for a **Variance** from the Planning Code for front setback requirements, pursuant to Section 132. The project is to allow the tantamount to demolition of an existing two-story detached one-unit dwelling at the front of the property and the alteration of a detached single-family one-unit dwelling at the rear of the property. The subject property is located within a RH-1 (Residential – House, One Family) Zoning District and 40-X Height and Bulk District.
(Proposed Continuance to March 22, 2018)

6. 2015-015846DRM (E. GORDON-JONCKHEER: (415) 575-8728)
520 28TH STREET - north side of 28th Street between Castro and Diamond Streets; Lot 008 in Assessor's Block 6604 (District 8) - Staff-Initiated **Discretionary Review**, pursuant to Planning Code Section 311(c)(1), of Building Permit Application No. 2015.11.12.2431, proposing vertical and horizontal additions to the existing one-story single-family home, including a new second floor, a new two-car garage, and two new basement levels within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. In addition, the Zoning Administrator will consider a Variance from the requirements for rear yard (per Planning Code Section 134). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
 Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and Approve with Modifications
 (Continued from Regular Meeting of January 11, 2018)
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 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

7. [2017-007501CUA](#) (C. CAMPBELL: (415) 575-8732)
3629 TARAVAL STREET – south side between 46th & 47th Avenues; Lot 041 of Assessor's Block 2379 (District 15) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [145.2](#), [710](#), and [303](#) to establish an Outdoor Activity Area as part of the existing Limited Restaurant (d.b.a. Andytown Coffee Roasters) within a Neighborhood Commercial Cluster (NC-1) District, Taraval Street Restaurant Subdistrict, and 40-X Height and Bulk District. This 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
8. [2017-012457CUA](#) (C. CAMPBELL: (415) 575-8732)
235 CHURCH STREET – east side between Market and 15th Streets; Lot 060 of Assessor's Block 3544 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#) and [764](#) to authorize ABC license Type 47 (On-Sale General liquor, beer, and wine for Bona Fide Public Eating Place) within a previously established Restaurant Use (D.B.A. Il Casaro Pizzeria) within the Upper Market NCT (Neighborhood Commercial Transit District) and 40-X Height and Bulk District. This 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
9. [2017-015083CUA](#) (M. DITO: (415) 575-9164)
721 LINCOLN WAY – between 8th and 9th Avenues, Lot 040 in Assessor's Block 1742 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 730 to allow a change of use from a Limited-Restaurant space to a Restaurant (d.b.a.

Sip Tea Room) in the existing 861 square foot commercial space within the Inner Sunset Neighborhood Commercial District (NCD) and 40-X Height and Bulk Districts. This 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

10. [2017-010871CUA](#) (V. FLORES: (415) 575-9173)
[691 14TH STREET](#) – south side between Market and Landers Streets; Lot 070 of Assessor's Block 3544 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#) and [764](#) to allow a change of use from an existing liquor store (d.b.a. Fig & Thistle Bottle Shop) to a bar (d.b.a. Fig & Thistle) in the existing 668 square foot commercial space within the Upper Market NCT (Neighborhood Commercial Transit District) and 55/55-X and 40-X Height and Bulk Districts. The existing business owners will continue to run the same business but will expand their services to include tastings on-site as part of this CUA request. This 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
11. [2015-009450CUA](#) (N. KWIATKOWSKA: (415) 575-9185)
[1600 OCEAN AVENUE](#) - north side of Ocean Avenue, between Faxon and Miramar Avenues; Lot 011 of Assessor's Block 3196 (District 7) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 755, to legalize an existing Formula Retail Financial Services use (d.b.a. "Bank of America") in a ground floor 905 square-foot tenant space (occupying approximately 325 gsf) in a one-story, commercial building within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District. This 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 Meeting of February 1, 2018)
NOTE: On February 1, 2018, after hearing and closing public comment, Adopted a Motion of Intent to Approve with Conditions, Continued to February 22, 2018 by a vote of +6 -0 (Johnson absent).

C. COMMISSION MATTERS

12. Consideration of Adoption:
- [Draft Minutes for February 1, 2018 – Closed Session](#)
 - [Draft Minutes for February 1, 2018 - Regular](#)
13. 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

14. Director's Announcements
15. 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.

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

16. (TERESA OJEDA: (415) 558-6251)
[RESIDENTIAL PIPELINE DASHBOARD](#) – *Residential Pipeline Dashboard, 2017 Q3 – Informational Presentation*. The *Residential Pipeline Dashboard* is submitted to the Planning Commission in compliance with Administrative Code 10E.4, as amended by Ordinance 237-12 in December 2012. This will be an introduction and a discussion of the new format for this report. The report is available for the public at the Planning Department and on our website.
Preliminary Recommendation: None – Informational
- 17a. (A. BUTKUS: (415) 575-9129)
[RETAIL STUDY AND NEIGHBORHOOD COMMERCIAL DISTRICTS](#) – **Informational Presentation** on the 2017 retail study conducted by the Office of Economic and Workforce Development. Presentation reviewing the state of the retail industry and providing an overview of challenges and opportunities for San Francisco's Neighborhood Commercial Districts.
Preliminary Recommendation: None – Informational
- 17b. (C. ASBAGH: (415) 575-9165)
[RETAIL TO OFFICE CONVERSIONS WITHIN UNION SQUARE](#) – **Informational Presentation** providing an overview of the findings of an Office of Economic and Workforce Development report related to retail to office conversions in Union Square (C-3-R, Downtown Retail Core Zoning District).
Preliminary Recommendation: None – Informational
18. (J. MOORE: (415) 575-8733)
[2017-000188ENV](#)
[ALCATRAZ FERRY EMBARKATION PROJECT](#) – **Appeal of the Preliminary Mitigated Negative Declaration** – The proposed project would improve the existing Alcatraz Ferry Embarkation site at Pier 31½ in the Port of San Francisco by renovating the marginal wharf, bulkhead

buildings and portions of the sheds at Piers 31 and 33 to provide a combination of indoor and outdoor spaces to welcome, orient, and provide improved basic amenities for the public. The proposed project also includes new boarding ramps and floats to support the berthing of up to three ferry boats at a time. The proposed project would also establish limited (weekend only) ferry service between Pier 31½ and the Fort Baker pier in Sausalito, and would repair and upgrade the Fort Baker pier substructure, install a new gangway landing and float, and construct a new trail to the pier. The project site is zoned M-1 Light Industrial and C-2 Community Business in 40-X Height and Bulk District.
(Continued from Regular hearing on January 25, 2018)

19. [2017-014841CUA](#) (J. HORN: (415) 575-6925)
655 ALVARADO STREET – side of Alvarado Street between Diamond and Castro Streets, Lot 028C in Assessor’s Block 2803 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to legalize the tantamount to demolition of an existing 2,737 square foot, two-story-over-basement single-family home and the permit a new three-story-over-two-basement-levels single-family home. The project site is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This 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 Modifications and Conditions
- 20a. [2016-007593CUA](#) (N. FOSTER: (415) 575-9167)
229 ELLIS STREET – south side of Ellis Street, between Mason and Taylor Streets, Lot 001A in Assessor’s Block 0331 (District 6) – Request for **Conditional Use Authorization** to allow a one-story vertical addition to the existing 4-story-over-basement building, resulting in a 5-story-over basement building reaching a finished roof height of 55’-1” (up to 73’-8” for the elevator penthouse). The vacant building previously contained approximately 17,400 square feet of uses, including Residential Use (five Dwelling Units) on the upper floors, unauthorized Office Uses within the middle floors, and a former bathhouse (Personal Service Use) (d.b.a. “Burns Hammam” and “San Francisco Turkish Baths”) on the lower floors. The Project would include a change of use, converting non-residential uses into residential uses, resulting in approximately 27,500 gross square feet of Group Housing (a Residential Use), for a total of 52 Group Housing rooms. The Project would provide 850 square feet of common useable open space via a roof deck, in addition to several common and private open spaces on the lower floors of the building. The Project would also provide 38 Class 1 and 4 Class 2 bicycle parking spaces, with no off-street vehicular parking provided. This 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
- 20b. [2016-007593VAR](#) (N. FOSTER: (415) 575-9167)
229 ELLIS STREET – south side of Ellis Street, between Mason and Taylor Streets, Lot 001A in Assessor’s Block 0331 (District 6) – Request for **Rear Yard Modification** pursuant to Planning Code Sections 134(g) and 249.5. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

21. [2017-014736CUA](#) (D. GANETSOS: (415) 575-9172)
1327 CHESTNUT STREET – south side of Chestnut street between Van Ness Avenue and Franklin Street; Lot 025 in Assessor’s Block 0498 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3 and 303, to authorize a Personal Service Use (beauty salon, DBA BeRadiant Salon) in a 1,650 square foot, second-story commercial space in an existing two-story commercial building. This second story space is vacant and was previously occupied by an Office Use. Interior tenant improvements, including the installation of walls to establish 8 beauty stations, are associated with this proposal. No signage is associated with this proposal. The subject property is located within a RC-3 Residential-Commercial Medium Density district, Van Ness Corridor Area Plan, and 40-X Height and bulk district. This project was reviewed under the Community Business Priority Processing Program (CB3P). This 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 February 8, 2018)
- 22a. [2017-004562CUA](#) (N. TRAN: (415) 575-9174)
799 CASTRO STREET & 3878-3880 21ST STREET – northeast corner of Castro and 21st Streets; lot 024 of Assessor’s Block 3603, located within a RH-2 (Residential-House, Two Family) and 40-X Height and Bulk District (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to demolish an existing mixed-use structure (commercial office/single-family) and construct a three-story over basement single-family residence. The subject property contains three dwelling units, two units in a building at the rear of the property, and one unit with office in a building at the front. Under a separate building permit, 2017.04.04.3134, one new accessory dwelling unit is proposed in the rear building (3878-3880 21st St). This 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
Note: On December 14, 2017, after hearing and closing public comments, Continued to February 22, 2018 by a vote of +6 -0 (Fong absent).
- 22b. [2008.0410V](#) (N. TRAN: (415) 575-9174)
799 CASTRO STREET & 3878-3880 21ST STREET – northeast corner of Castro and 21st Streets; lot 024 of Assessor’s Block 3603, located within the Irving Street Neighborhood Commercial District ("NCD") and the 65-A Height and Bulk District (District 8) - Request for **Variances** from the Zoning Administrator to construct within the required front setback and rear yard. Planning Code Section 132 requires a front setback of 4 feet - 5 inches and construction is proposed to the front property line. Section 134 requires a rear yard of 25% of the total lot depth or 15 feet between the two buildings on the lot and the proposal provides only a 10 foot separation. The property is legally non-complying in regards to the rear yard requirement because there is a two-story over basement with two dwelling units located entirely within rear yard.
Note: On December 14, 2017, Acting ZA closed the public hearing, Continued to February 22, 2018.
- 22c. [2017-004562DRP](#) (N. TRAN: (415) 575-9174)
799 CASTRO STREET & 3878-3880 21ST STREET - northeast corner of Castro and 21st

Streets; lot 024 of Assessor's Block 3603, located within a RH-2 (Residential-House, Two Family) and 40-X Height and Bulk District (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2017.04.04.3134 proposing to construct an Accessory Dwelling Units in the rear building (3878-3880 21st Street. The subject property contains three dwelling units, two units in a building at the rear of the property, and one unit with office in a building at the front (799 Castro Street). Under a separate building permit, 2017.09.19.6883, demolition of the existing front structure (limited commercial office with single-family) and construction of a three-story over basement single-family residence are proposed. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

Note: On December 14, 2017, after hearing and closing public comments, Continued to February 22, 2018 by a vote of +6 -0 (Fong absent).

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.

- 23a. [2015-015846DRP](#) (E. GORDON-JONCKHEER: (415) 575-8728)
[520 28TH STREET](#) - north side of 28th Street between Castro and Diamond Streets; Lot 008 in Assessor's Block 6604 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2015.11.12.2431, proposing vertical and horizontal additions to the existing one-story single-family home, including a new second floor, a new two-car garage, and two new basement levels within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. In addition, the Zoning Administrator will consider a Variance from the requirements for rear yard (per Planning Code Section 134).
 Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and Approve with Modifications
 (Continued from Regular Meeting of January 11, 2018)
- 23b. [2015-015846VAR](#) (E. GORDON-JONCKHEER: (415) 575-8728)
[520 28TH STREET](#) - north side of 28th Street between Castro and Diamond Streets; Lot 008 in Assessor's Block 6604 (District 8) - Request for a **Rear Yard Variance** from the Zoning Administrator pursuant to Planning Code Section 134 to allow the demolition and replacement of the roof of the existing noncomplying structure constituting an increase in the volume of the building within the required rear yard. The project is located in a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular Meeting of January 11, 2018)
24. [2016-009992DRP02](#) (V. FLORES: (415) 575-9173)
[586 SANCHEZ STREET](#) – west side between Hancock and 19th Streets; Lot 017 in Assessor's Block 3584 (District 8) - **Requests for Discretionary Review** of Building Permit Application No. 2016.07.13.2269 proposing a vertical addition and new roof deck to an existing two-unit building within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X

Height and Bulk District. The proposal also includes façade alterations and repairing the rear stairs and rear deck in-kind. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve as revised

25. [2017-003039DRP](#) (S. ADINA: (415) 575-8722)
53 FOREST SIDE AVENUE – west side between Taraval and Ulloa Street; Lot 029 in Assessor's Block 2920 (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2017.03.01.0436 proposing the construction of a second floor rear deck and extension of a first floor rear deck with a connecting stair between both floors to an existing single-family residential building within a RH-1(D) (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

ADJOURNMENT

Privacy Policy

Members of the public are not required to provide personal identifying information when they communicate with the Commission or 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.

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: www.sfplanning.org.

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

- ❖ When speaking before the Commission in City Hall, Room 400, please note the timer indicating how much time remains. 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 1650 Mission Street, Suite 400, 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 (commissions.secretary@sfgov.org) 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, 1650 Mission Street, Suite 400, 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.

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 (415) 575-6880. 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's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

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 Planning 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 on-line at <http://www.sf-planning.org/index.aspx?page=3447>. 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.