

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, September 27, 2018
1:00 p.m.
Regular Meeting

Commissioners:

Rich Hillis, President

Myrna Melgar, Vice President

Rodney Fong, Milicent Johnson, 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

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, Milicent Johnson, 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.

1. 2016-000378CUA (N. FOSTER: (415) 575-9167)
1600 JACKSON STREET – north side of Jackson Street, between Polk Street and Van Ness Avenues, Lots 002 and 003 in Assessor’s Block 0595 (District 3) – Request for **Conditional Use Authorization** to allow a new General Grocery store (a Retail Sales and Services Use) operating as a Formula Retail Use (d.b.a. “365 by Whole Foods”) at the subject property, pursuant to Planning Code Sections 303, 303.1, 703(d), 703.4, and 723. The proposed project would involve both interior and exterior tenant improvements to the existing two-story-over-garage building, with no expansion of the existing structure. The proposed project would utilize the existing below-grade parking garage with 70 vehicular parking spaces (one to be reserved for car-sharing) and off-street loading dock fronting Jackson Street, while adding 21 bicycle parking spaces (5 Class I and 16 Class 2 spaces) where none existed before. The General Grocery store would occupy the entirety of the existing structure containing approximately 43,900 gross square feet, with a take-out food area located on floor one, dining/seating area on floor two, and accessory office space on floor two. The proposed project does not constitute a change of use as the previous use (d.b.a. “Lombardi Sports”) and the proposed use are both considered Retail Sales and Services Uses under the Planning Code. 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 July 26, 2018)
NOTE: On April 26, 2018, after hearing and closing public comment, continued to July 26, 2018, by a vote of +4 -2 (Moore and Richards against; Melgar absent).
On July 26, 2018, without hearing, continued to September 27, 2018 by a vote of + 6 -0 (Hillis absent).
(Proposed Continuance to October 4, 2018)

2. 2018-004644CUA (D. WEISSGLASS: (415) 575-9177)
619 DIVISADERO STREET – west side of Divisadero Street between Grove and Hayes Streets, Lots 039-054 in Assessor’s Block 1201 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 759, to establish a Formula Retail use (d.b.a. “CorePower Yoga”) and to allow hours of operation from 5:30 a.m. to 11:00 p.m. daily. The subject property is located within a Divisadero Street NCT (Neighborhood Commercial Transit) Zoning District and 65-A 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 hearing on September 6, 2018)

Note: On September 6, 2018, after hearing the commission adopted a motion of intent to Disapprove and continued to September 27, 2018 by a vote of +4 -3 (Fong, Melgar, and Hillis against).**(Proposed Continuance to October 11, 2018)**

3. 2018-010759PCA (D. SANCHEZ: (415) 575-9082)
MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT AND MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT – **Planning Code Amendment** introduced by Supervisor Ronen amending the Planning Code to require Conditional Use Authorization for Restaurants and prohibit new brewpubs within a subarea of the Mission Alcoholic Beverage Special Use District; to establish limits on the number of eating and drinking establishments, require Conditional Use Authorization for replacing Legacy Businesses and new bars, prohibit mergers of commercial space resulting in greater than 1,500 gross square feet, require ground-floor non-residential tenant space for large projects, and expand Philanthropic Service and Light Manufacturing uses in the Mission Street Neighborhood Commercial Transit 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 making findings of public necessity, convenience, and welfare under Planning Code Section 302. Status update on the Mission Action Plan 2020 (MAP 2020) will also be heard as an informational item accompanying the Planning Code Amendment.
(Proposed Continuance to October 11, 2018)

4. 2018-007507MAP (A. STARR: (415) 558-6362)
1650-1680 MISSION STREET [BF 180474] – **Zoning Map Amendment**, sponsored by the Department of Real Estate, to rezone 1650, 1660, and 1670 Mission Street, Assessor’s Parcel Block No. 3512, Lot Nos.005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor’s Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; 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 findings of public necessity, convenience, and general welfare under Planning Code, Section 302.
(Continued from Regular hearing on August 23, 2018)
(Proposed Continuance to October 25, 2018)

- 5a. 2013.1037C (C. MAY: (415) 575-9087)
650 DIVISADERO STREET – southeast corner of Divisadero and Grove Streets; Lot 002B in Assessor’s Block 1202 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 271, 303, 746.10 and 746.11 to permit the development of a 6-story mixed-use building containing 66 residential dwelling units above 26 ground floor parking spaces and 3,528 square feet of commercial uses within a Divisadero Street Neighborhood Commercial Transit (NCT) District, the Fringe Financial Services Restricted Use District and 65-A 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 on June 21, 2018)
(Proposed Continuance to November 8, 2018)

- 5b. 2013.1037V (C. MAY: (415) 575-9087)
650 DIVISADERO STREET – southeast corner of Divisadero and Grove Streets; Lot 002B in Assessor's Block 1202 (District 5) - Request for **Rear Yard Modification** pursuant to Planning Code Section 134 to permit the development of a 6-story mixed-use building containing 66 residential dwelling units above 26 ground floor parking spaces and 3,528 square feet of commercial uses within a Divisadero Street Neighborhood Commercial Transit (NCT) District, the Fringe Financial Services Restricted Use District and 65-A Height and Bulk District.
 (Continued from Regular Meeting on June 21, 2018)
(Proposed Continuance to November 8, 2018)
6. 2018-002007CUA (A. LINDSAY: (415) 575-9178)
318 MAIN STREET – southwest corner of the Folsom Street and Main Street intersection, Lot 064 of Assessor's Block 3746 (District 9) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3 and 303(c), to install a permanent rooftop AT&T Mobility Macro Wireless Telecommunications Facility which will replace an existing temporary rooftop wireless facility. The project scope of work consists of installation of (3) new panel antennas screened behind a new radio-frequency (RF) transparent screen wall; installation of (6) new RRHs; reusing (6) existing panel antennas and ancillary equipment screened behind existing RF transparent screen walls; and installation of ancillary equipment. All antennas, RF screen walls, cabling, and brackets will be painted and textured to match the existing penthouse building wall as part of the AT&T Mobility Telecommunications Network. The subject property is located within a RC-4 (Residential – Commercial, High Density) and 400-W 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
(Proposed Continuance to November 29, 2018)

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. [2018-008669CUA](#) (D. WEISSGLASS: (415) 575-9177)
750 POST STREET – north side of Post Street, between Leavenworth and Jones Streets, Lot 005 in Assessor's Block 0299 (District 3) – Request for **Conditional Use authorization** pursuant to Planning Code Sections 209.3 and 303 to permit the establishment an Institutional Use (d.b.a. Goodwill) including ground-floor retail, job training, and administrative office use accessory to the Institutional use. The project also includes interior alterations and façade alterations, including the removal of the existing window awnings at the ground floor, window replacement, removal of metal bars on ground floor

windows, and the creation of new double doors at the west side of the façade. The project site is located within a RC-4 (Residential – Commercial, High Density) Zoning District and 80-A 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. [2018-007452CUA](#) (G. PANTOJA: (415) 575-8741)
[2401 TARAVAL STREET](#) – between 34th and 35th Streets, Lot 001 in Assessor’s Block 2391 (District 8) - Request a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317, and 733 for the conversion of an existing dwelling unit into a Child Care Facility (d.b.a. Casa dei Bambini) at an existing two-story, single family residential building within a Taraval Street Neighborhood Commercial (NCD) 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 Conditions

C. COMMISSION MATTERS

9. Consideration of Adoption:
- [Draft Minutes for September 6, 2018 – Joint](#)
 - [Draft Minutes for September 6, 2018 – Regular](#)
 - [Draft Minutes for September 13, 2018](#)
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. 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.

13. [2018-007507GPA-2](#) (A. STARR: (415) 558-6362)
MARKET AND OCTAVIA PLAN AMENDMENT FOR 1650-1680 MISSION STREET – Initiation of a **General Plan Amendment** to amend the San Francisco General Plan to revise Map 1 of the Market and Octavia Plan to include 1650, 1660, 1670 and 1680 Mission Street, Assessor’s Block No. 3512, Lot Nos. 005, 006, 008, 009, and 010 in the C-3-G, Downtown General zoning area; and making environmental findings, findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340.
Preliminary Recommendation: Initiate and Schedule for Adoption on or After October 25, 2018
- 14a. [2018-008654GPA](#) (A. BUTKUS: (415) 575-9129)
175 GOLDEN GATE AVENUE – Ordinance amending the San Francisco **General Plan** to revise Map 1 of the Downtown Area Plan to include 175 Golden Gate Avenue, Assessor’s Block No. 0349, Lot No. 11, in the C-3-G, Downtown General area; 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
- 14b. [2018-008654MAP](#) (A. BUTKUS: (415) 575-9129)
175 GOLDEN GATE AVENUE – Ordinance amending the Planning Code and **Zoning Map** to rezone the building at 175 Golden Gate Avenue (De Marillac Academy), Assessor’s Parcel Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General); 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
- 14c. [2018-008654PCA](#) (A. BUTKUS: (415) 575-9129)
175 GOLDEN GATE AVENUE – Ordinance amending the **Planning Code** to designate the building at 175 Golden Gate Avenue (De Marillac Academy), Assessor’s Parcel Block No. 0349, Lot No. 011, for preservation purposes as a Category III, Contributory Building; 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

15. [2014.0376CUA](#) (L. HOAGLAND: (415) 575-6823)
2918 MISSION STREET – west side of Mission Street between 25th and 26th Streets, Lots 002, 002A and 003 in the Assessor’s Block 6529 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 121.7 and 303, for Development of Large Lots in Neighborhood Commercial Districts and lot merger resulting in a lot frontage greater than 100 feet in the Mission Street NCT, for the project involving the new construction of an eight-story (84’-8”tall), 67,066 sq. ft. mixed-use building with 75 dwelling units, 6,954 sq. ft. of ground floor retail and 76 Class 1 and 14 Class 2 bicycle parking spaces. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes waivers for rear yard, open space, dwelling unit exposure, height and bulk. The project site is located within a Mission St NCT (Neighborhood Commercial Transit) Zoning District, and 45-X, 55-X and 65-B 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
- 16a. [2017-016476CUA](#) (N. FOSTER: (415) 575-9167)
420 TAYLOR STREET – east side of Taylor Street, between Geary and O’Farrell Streets, Lot 010 in Assessor’s Block 0316 (District 3) – Request for **Conditional Use Authorization** to establish a Non-Retail Sales and Service Use (Office Use) at the ground and basement floors, pursuant to Planning Code Sections 210.2 and 303. The proposed project would construct a new, approximately 5,000 square foot mezzanine level and convert 34,910 square feet of Public Parking Garage (Retail Automotive Use) at the basement and ground floors into Non-Retail Sales and Service Use (Office Use). The project would also add 925 square feet of Retail Sales and Service Use at the ground floor, while adding 15 Class 1 bicycle parking spaces where none existed before, and 4 Class 2 bicycle spaces. The proposed project would involve both interior and exterior tenant improvements to the existing four-story-over-garage building, with no expansion of the existing building envelope, adding new building entrances and windows within the three existing parking entrances, while eliminating the three existing curb cuts. The subject building is listed as an Article 11, Category IV contributory building within the Kearny-Market-Mason-Sutter Conservation District. As the project involves minor changes to the exterior of the building, the proposed project also requires a Minor Permit to Alter. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
(Continued from Regular hearing on July 26, 2018)
Preliminary Recommendation: Approve with Conditions
- 16b. [2017-016476OFA](#) (N. FOSTER: (415) 575-9167)
420 TAYLOR STREET – east side of Taylor Street, between Geary and O’Farrell Streets, Lot 010 in Assessor’s Block 0316 (District 3) – Request for **Office Allocation** from the Office Development Annual Limit, authorizing up to 38,791 square feet of General Office Use, pursuant to Planning Code Sections 321 and 322. The proposed project would construct a new, approximately 5,000 square foot mezzanine level and convert 34,910 square feet of Public Parking Garage (Retail Automotive Use) at the basement and ground floors into Non-Retail Sales and Service Use (Office Use). The project would also add 925 square feet of Retail Sales and Service Use at the ground floor, while adding 15 Class 1 bicycle parking spaces where none existed before, and 4 Class 2 bicycle spaces. The proposed project would involve both interior and exterior tenant improvements to the existing four-story-

over-garage building, with no expansion of the existing building envelope, adding new building entrances and windows within the three existing parking entrances, while eliminating the three existing curb cuts. The subject building is listed as an Article 11, Category IV contributory building within the Kearny-Market-Mason-Sutter Conservation District. As the project involves minor changes to the exterior of the building, the proposed project also requires a Minor Permit to Alter. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Continued from Regular hearing on July 26, 2018)

Preliminary Recommendation: Approve with Conditions

- 17a. [2017-006454SHD](#) (L. AJELLO: (415) 575-9142)
[858 STANYAN STREET](#) – northeast corner of Stanyan and Frederick Streets, Lot 021, in Assessor's Block 1262 (District 5) – Request for **Shadow Determination**, pursuant to Planning Code Section 295, the project requires authorization from the Planning Commission for shadow impacts on the nearby Golden Gate Park. The proposal is to renovate the ground floor commercial space and construct a four-story vertical addition with three residential units with private roof decks. The subject property is within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 50-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: Adopt Shadow Findings
- 17b. [2017-006454VAR](#) (L. AJELLO: (415) 575-9142)
[858 STANYAN STREET](#) – northeast corner of Stanyan and Frederick Streets, Lot 021, in Assessor's Block 1262 (District 5) – Request for **Variance**, pursuant to Planning Code Section 134, to modify the rear yard requirement and Planning code Section 145.1, to modify active uses on the ground floor for the five-story mixed-use project that includes approximately 900 square feet of ground floor commercial space, three dwelling units above and three off-street parking spaces. The subject property is within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 50-X Height and Bulk District.
18. [2015-010013ENV](#) (J. MOORE: (415) 575-8733)
[30 OTIS STREET](#) – north side of Otis Street at the intersection of Otis and 12th Streets and South Van Ness Avenue, Lots 010, 012, 013, 016, and 018 in Assessor's Block 3505 (District 6) – **Certification of the Final Environmental Impact Report**. The proposed project would demolish five existing buildings and construct a new residential building with ground-floor retail and arts activity uses. The proposed building includes a 9-story (85-foot tall) podium across the entire site and a 26-story (250-foot tall) tower at the corner of Otis and 12th Streets. The 398,365 gross square-foot building would include 416 dwelling units ranging from studios to two-bedroom units, 2,199 square feet of ground floor retail, 15,993 square feet of arts activities space for the City Ballet School, 31,290 square feet of usable open space, 95 residential parking spaces and 3 car-share spaces, and 224 Class 1 and 32 Class 2 bicycle parking spaces. Lastly, the project would expand the existing sidewalk on the west side of 12th Street to create an approximately 7,200-square foot public plaza at the corner of 12th Street and South Van Ness Avenue. The project site is located in a C-3-G (Downtown Commercial, General) District, a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) District, a Van Ness & Market Downtown Residential Special Use District, and 85/250-R-2 and 85-X Height and Bulk Districts.

NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on July 27, 2018. The Responses to Comments on the Draft EIR was published on September 13, 2018. The Responses to Comments document together with the Draft EIR constitute the Final EIR. 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 the Final EIR

- 19a. [2015-010013ENV](#) (A. PERRY: (415) 575-9017)
30 OTIS STREET – north side of Otis Street at the intersection of Otis and 12th Streets and South Van Ness Avenue, Lots 010, 012, 013, 016, and 018 in Assessor’s Block 3505 (District 6) – Request for Planning Commission consideration of **Adoption of CEQA Findings** under the California Environmental Quality Act. The proposed project would demolish five existing buildings and construct a new residential building with ground-floor retail and arts activity uses. The proposed building includes a 9-story (85-foot tall) podium across the entire site and a 26-story (250-foot tall) tower at the corner of Otis and 12th Streets. The 398,365 gross square-foot building would include 416 dwelling units ranging from studios to two-bedroom units, 2,199 square feet of ground floor retail, 15,993 square feet of arts activities space for the City Ballet School, 31,290 square feet of usable open space, 95 residential parking spaces and 3 car-share spaces, and 224 Class 1 and 32 Class 2 bicycle parking spaces. Lastly, the project would expand the existing sidewalk on the west side of 12th Street to create an approximately 7,200-square foot public plaza at the corner of 12th Street and South Van Ness Avenue. The project site is located in a C-3-G (Downtown Commercial, General) District, a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) District, the Van Ness & Market Downtown Residential Special Use District, and 85/250-R-2 and 85-X Height and Bulk Districts.
Preliminary Recommendation: Adopt CEQA Findings
- 19b. [2015-010013DNX](#) (A. PERRY: (415) 575-9017)
30 OTIS STREET – north side of Otis Street at the intersection of Otis and 12th Streets and South Van Ness Avenue, Lots 010, 012, 013, 016, and 018 in Assessor’s Block 3505 (District 6) – Request for Planning Commission consideration of a **Downtown Project Authorization** pursuant to Planning Code Section 309, with exceptions to requirements for Ground Level Wind Currents (Section 148) and Lot Coverage (Section 249.33). The proposed project would demolish five existing buildings and construct a new residential building with ground-floor retail and arts activity uses. The proposed building includes a 9-story (85-foot tall) podium across the entire site and a 26-story (250-foot tall) tower at the corner of Otis and 12th Streets. The 398,365 gross square-foot building would include 416 dwelling units ranging from studios to two-bedroom units, 2,199 square feet of ground floor retail, 15,993 square feet of arts activities space for the City Ballet School, 31,290 square feet of usable open space, 95 residential parking spaces and 3 car-share spaces, and 224 Class 1 and 32 Class 2 bicycle parking spaces. Lastly, the project would expand the existing sidewalk on the west side of 12th Street to create an approximately 7,200-square foot public plaza at the corner of 12th Street and South Van Ness Avenue. The project site is located in a C-3-G (Downtown Commercial, General) District, a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) District, a Van Ness & Market Downtown Residential Special Use District, and 85/250-R-2 and 85-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

- 19c. [2015-010013SHD](#) (A. PERRY: (415) 575-9017)
30 OTIS STREET – north side of Otis Street at the intersection of Otis and 12th Streets and South Van Ness Avenue, Lots 010, 012, 013, 016, and 018 in Assessor’s Block 3505 (District 6) – Request for Planning Commission consideration of a **Shadow Determination** that the project shadow would be insignificant to the use of the proposed 11th and Natoma Park under the jurisdiction of the Recreation and Park Commission (Section 295). The proposed project would demolish five existing buildings and construct a new residential building with ground-floor retail and arts activity uses. The proposed building includes a 9-story (85-foot tall) podium across the entire site and a 26-story (250-foot tall) tower at the corner of Otis and 12th Streets. The 398,365 gross square-foot building would include 416 dwelling units ranging from studios to two-bedroom units, 2,199 square feet of ground floor retail, 15,993 square feet of arts activities space for the City Ballet School, 31,290 square feet of usable open space, 95 residential parking spaces and 3 car-share spaces, and 224 Class 1 and 32 Class 2 bicycle parking spaces. Lastly, the project would expand the existing sidewalk on the west side of 12th Street to create an approximately 7,200-square foot public plaza at the corner of 12th Street and South Van Ness Avenue. The project site is located in a C-3-G (Downtown Commercial, General) District, a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) District, a Van Ness & Market Downtown Residential Special Use District, and 85/250-R-2 and 85-X Height and Bulk Districts.
Preliminary Recommendation: Adopt Shadow Findings
- 19d. [2015-010013VAR](#) (A. PERRY: (415) 575-9017)
30 OTIS STREET – north side of Otis Street at the intersection of Otis and 12th Streets and South Van Ness Avenue, Lots 010, 012, 013, 016, and 018 in Assessor’s Block 3505 (District 6) – Request for Zoning Administrator consideration of **Variance** requests from Awning obstructions (Section 136.1), Exposure (Section 140), and Ground Floor Ceiling Height (Section 145.1(c)(4)); consideration of a **Rear Yard Modification** for that portion of the project site zoned NCT-3 (Section 134(e)(1)); and consideration of an **Elevator Height Exemption Waiver** (Section 260(b)(1)(B)). The proposed project would demolish five existing buildings and construct a new residential building with ground-floor retail and arts activity uses. The proposed building includes a 9-story (85-foot tall) podium across the entire site and a 26-story (250-foot tall) tower at the corner of Otis and 12th Streets. The 398,365 gross square-foot building would include 416 dwelling units ranging from studios to two-bedroom units, 2,199 square feet of ground floor retail, 15,993 square feet of arts activities space for the City Ballet School, 31,290 square feet of usable open space, 95 residential parking spaces and 3 car-share spaces, and 224 Class 1 and 32 Class 2 bicycle parking spaces. Lastly, the project would expand the existing sidewalk on the west side of 12th Street to create an approximately 7,200-square foot public plaza at the corner of 12th Street and South Van Ness Avenue. The project site is located in a C-3-G (Downtown Commercial, General) District, a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) District, a Van Ness & Market Downtown Residential Special Use District, and 85/250-R-2 and 85-X Height and Bulk Districts.
- 20a. [2011.1356TZU](#) (L. CHEN: (415) 575-9124)
CENTRAL SOMA PLAN – Proposed **Planning Code, Administrative Code, and Zoning Map Amendments** - Public hearing to consider substantive amendments to the proposed Central SoMa Plan as introduced at the Board of Supervisors Land Use & Transportation

Committee on July 23, 2018, including 1) amending the Planning Code and Administrative Code to give effect to the Central SoMa Plan; 2) amending the Zoning Maps, including zoning, height, and bulk limits, and Special Use Districts, to give effect to the Central SoMa Plan; 3) amending the Central SoMa Plan Implementation Program; and, 4) making findings under the California Environmental Quality Act; and 5) 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. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Continued from Regular hearing on September 13, 2018)

Preliminary Recommendation: Approve with Modifications

- 20b. [2018-004477PCA](#) (P. IKEZOE: (415) 575-9137)
CENTRAL SOMA HOUSING SUSTAINABILITY DISTRICT – Proposed Planning Code and Business and Tax Regulations Code Amendments - Public hearing to consider substantive amendments to the proposed Central SoMa Plan as introduced at the Board of Supervisors Land Use & Transportation Committee on July 23, 2018, including 1) amending the Business and Tax Regulations Code and the Planning Code to establish the Central SoMa Housing Sustainability District; 2) making findings under the California Environmental Quality Act; and 3) 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. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
 (Continued from Regular hearing on September 13, 2018)
Preliminary Recommendation: Approve with Modifications

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.

21. [2017-008396DRP-02](#) (C. MAY: (415) 575-9087)
2515 BROADWAY – south side of Broadway between Scott and Pierce Streets; Lot 017 in Assessor's Block 0584 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2017.06.26.0318, for the construction of a two-story horizontal rear addition to the existing single-family dwelling 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: Do Not Take Discretionary Review and Approve
22. [2017-006815DRP](#) (D. WINSLOW: (415) 575-9159)
48 CLIFFORD TERRACE – between Roosevelt Way and Upper Terrace; Lot 019 in Assessor's Block 2618 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2017.0523.7451, for construction of a 491 sq. ft. roof deck on an existing 3-story,

single-family residence at 48 Clifford terrace 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: Do Not Take Discretionary Review and Approve

23. [2016-003314DRP](#) (D. WINSLOW: (415) 575-9159)
180 VIENNA STREET – between Avalon and Peru Streets; Lot 016 in Assessor’s Block 5958 (District 11) - Request for **Discretionary Review** of Building Permit Application No. 2016.0114.7155, for construction of a horizontal addition (the first and second story extending 17’-0” from the existing rear wall and the basement extending 23’-0” from the existing rear wall) at the rear of the existing 2-story single-family home 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: Do Not Take Discretionary Review and Approve

24. [2017-003846DRP](#) (D. WINSLOW: (415) 575-9159)
765 VERMONT STREET – between 19th and 20th Streets; Lot 011B in Assessor’s Block 4074 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2017.0307.0825, for construction of a 962 sq. ft. vertical addition, set back 12’ from the front façade, and roof deck over an existing 2-story single-family home 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: Do Not Take Discretionary Review and Approve

ADJOURNMENT

NOTICE OF PUBLIC HEARING
REGARDING PROPOSED MODIFICATION OF
DEVELOPMENT AGREEMENT
(OCTOBER 11, 2018)

Case No. 2015-005848DVA-05: Modification of 1629 Market Street Mixed-Use Project Development Agreement [Board File No. 180891], located on the south side of Market Street between 12th and Brady Streets; Assessor's Block 3505 Lots 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, and 035 (District 6) --- On October 11, 2018, the Planning Commission will hold a public hearing to consider a **Request for Approval of Modifications to the Development Agreement** between the City and County of San Francisco and "Strada Brady, LLC" in association with the 1629 Market Street Project. The proposed modifications to the Development Agreement will allow the use of affordable housing credits. The proposed modification to the Development Agreement will address the project's affordable housing commitments. Pursuant to San Francisco Administrative Code Section 56.4(c) the Director of Planning has received and accepted a complete application for the above-mentioned development agreement which is available for review by the public at the Planning Department in Planning Department Case File 2015-005848DVA-05.

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 Notice of Hearing & Agenda)

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.