

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, March 22, 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

Planning Information Center, 1660 Mission Street, 1st Floor

Voice recorded Agenda only: (415) 558-6422

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Live stream: <http://www.sfgovtv.org>

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

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Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

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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. 2014-003160CUA (D. VU: (415) 575-9120)
3314 CESAR CHAVEZ STREET – north side between Mission Street and South Van Ness Avenue - Lot 012 in Assessor's Block 6571 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1 and 303 for the demolition of an existing 13,000 sq. ft. light industrial building and construction of a 65-ft. tall, six-story and 49,475 sq. ft. mixed-use building that includes approximately 11,430 sq. ft. of ground floor commercial retail and 48,365 sq. ft. of residential use for 58 dwelling units. The proposed project would also include a total 9,020 sq. ft. of private and common residential open space, 62 Class 1 bicycle parking spaces, and an approximately 6,300 sq. ft. basement-level garage for 27 accessory automobile and 1 car-share parking spaces. The subject properties are located within a Mission Street Neighborhood Commercial Transit (NCT) Zoning District and 65-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 on February 8, 2018)
Note: On February 8, 2018, after hearing and closing public comment, continued to March 22, 2018 by a vote of +5 -0 (Johnson and Hillis absent).
(Proposed Continuance to April 26, 2018)

2. 2017-001283CUA (M. CHRISTENSEN: (415) 575-8742)
792 CAPP STREET – west side of Capp Street, between 22nd and 23rd Streets; lot 019B of Assessor's Block 3637 (District 9) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.4, 303, and 317, proposing to demolish the existing two-story single-family home and construct a new four-story (40 foot tall) residential structure containing four dwelling units within a Residential Transit Oriented - Mission (RTO-M) Zoning District, Calle 24 Special Use 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: Disapprove
 (Continued from Regular hearing on December 21, 2017)
Note: On October 12, 2017, after hearing and closing public comment; Continued to December 21, 2017 by a vote of +4 -2 (Johnson, Melgar against; Moore absent).
On December 21, 2017, after a Motion to Continue failed by a vote of +3 -4 (Fong, Melgar, Moore, Hillis against); and a Motion to Approve with Conditions failed +3 -4 (Koppel, Melgar, Moore, Richards against); Adopted a Motion of Intent to Disapprove and

Continued the matter to March 22, 2018 by a vote of +4 -3 (Hillis, Moore and Richards against).

(Proposed for Continuance to May 3, 2018)

- 3a. 2015-014876CUA (J. HORN: (415) 575-6925)
749 27TH STREET – south side of 27th Street between Douglas and Diamond Streets; lot 012 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
(Continued from Regular hearing on February 22, 2018)
Note: On January 11, 2018, after hearing and closing public comment, Continued to February 22, 2018 by a vote of +6 -0 (Johnson absent). On February 22, 2018, without hearing, continued to March 22, 2018 by a vote of +6 -0.
(Proposed for Continuance to May 3, 2018)
- 3b. 2015-014876VAR (J. HORN: (415) 575-6925)
749 27TH STREET – south side of 27th Street between Douglas and Diamond Streets; lot 012 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.
(Continued from Regular hearing on February 22, 2018)
Note: On January 11, 2018, after hearing and closing public comment, ZA Continued to February 22, 2018. On February 22, 2018, without hearing, continued to March 22, 2018 by a vote of +6 -0.
(Proposed for Continuance to May 3, 2018)
- 4a. 2015-003800CUA (D. VU: (415) 575-9120)
1100 POTRERO AVENUE – southwest corner of Potrero Avenue and 23rd Street; lot 001 in Assessor’s Block 4211 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 207, 209.1 and 303, to construct up to one dwelling unit for every 1,000 square feet of lot area for the project proposing a new four-story, 49-foot tall building containing four dwelling units adjacent to a limited commercial nonconforming use on the 3,500 square-foot lot. The subject property is located within a RH-3 (Residential – House, Three Family) 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 for Continuance to May 3, 2018)

- 4b. 2015-003800VAR (D. VU: (415) 575-9120)
1100 POTRERO AVENUE – southwest corner of Potrero Avenue and 23rd Street; lot 001 in Assessor’s Block 4211 (District 9) – Request for a **Variance** to the rear yard requirement pursuant to Planning Code Section 134, to allow the construction of a new building containing four dwelling units to encroach 11-feet 6-inches into the rear yard. The subject property is located within a RH-3 (Residential – House, Three Family) Zoning District and 55-X Height and Bulk District.
(Proposed for Continuance to May 3, 2018)
5. 2015-009163CUA (A. PERRY: (415) 575-9017)
77 GEARY STREET - southeast corner of Geary Street and Grant Avenue; Lot 008 in Assessor’s Block 0312 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 210.2 to establish a Non-Retail Sales and Service general office use with approximately 24,159 square feet of total space at the second and third floors of the existing building. This application seeks to abate Planning Enforcement Case No. 2015-009163ENF for unauthorized office use in the subject space. The space is currently occupied for office use by a software company (d.b.a. MuleSoft) and by an existing ground floor retailer in the building (d.b.a. Nespresso). The project is located within a C-3-R (Downtown – Retail) District, Downtown Plan Area, and 80-130-F 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).
(Proposed for Continuance to May 17, 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

6. [2017-006169CUA](#) (A. LINDSAY: (415) 575-9178)
513 VALENCIA STREET – southeast corner of the 16th Street and Valencia Street intersection, Lot 049 of Assessor’s Block 3569 (District 8) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303(c) and 762, to modify a T-Mobile Macro Wireless Telecommunications Facility consisting of the removal of (2) omni antennas; installation of (3) new panel antennas within (3) new 18-inch diameter FRP radomes; installation of (3) new RRUs; installation of (6) new TMAs adjacent to antennas; relocation of (1) existing equipment cabinet; replacement of (1) existing cabinet; relocation of (1) GPS antenna; removal and replacement of ancillary equipment; and painting of RF striping at antenna locations as part of the T-Mobile Telecommunications Network. The subject property is located within the NCT (Valencia Street Neighborhood Commercial Transit District), and 55-X Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions
- 7a. [2009.0753C](#) (L. HOAGLAND: (415) 575-6823)
3155 CESAR CHAVEZ STREET – south side of Cesar Chavez Street – Lot 040 in Assessor’s Block 5503 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1 and 303, to construct a second-story horizontal addition to an existing

religious institution (d.b.a. Church of God) within a RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District, and the Bernal Height Special Use 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

- 7b. [2009.0753V](#) (L. HOAGLAND: (415) 575-6823)
[3155 CESAR CHAVEZ STREET](#) – south side of Cesar Chavez – Lot 040 in Assessor’s Block 5503 – Request for **Variance**, pursuant to Planning Code Sections 132 and 134 to construct a horizontal second story addition within the front and rear yards to an existing church (Church of God) 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 Conditions

C. COMMISSION MATTERS

8. Consideration of Adoption:
- [Draft Minutes for March 1, 2018](#)
9. 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

10. Director’s Announcements
11. 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.

12. (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN – Informational Presentation. This presentation is part of the process leading to eventual adoption of the Central SoMa Plan. This is an opportunity to continue the discussion of the legislative package, introduced February 27th by Mayor Farrell and Supervisor Kim (Planning Code and Zoning Map amendments) and March 1st by the Planning Commission (General Plan amendments). The hearing will focus on housing, as well as other areas of interest and/or concern raised previously by Planning Commissioners and members of the public. The Planning Commission is expected to act on this legislative package on April 12th or thereafter. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.
Preliminary Recommendation: None - Informational
13. (J. BINTLIFF: (415) 575-9170)
DIVISADERO AND FILLMORE NCTS ECONOMIC FEASIBILITY STUDY – Informational Presentation by the Office of the Controller of an Economic Feasibility Study regarding inclusionary housing requirements in the Divisadero and Fillmore Neighborhood Commercial Transit (NCT) districts. This study was prepared jointly by the Planning Department and Office of the Controller in accordance with Section 415.6 of the Planning Code.
Preliminary Recommendation: None - Informational
- 14a. 2007.0946 (M. SNYDER: (415) 575-6891)
CANDLESTICK POINT HUNTERS POINT SHIPYARD PHASE II DEVELOPMENT PROJECT – The Candlestick Point Hunters Point Phase II development project consists of Candlestick Point, which generally encompasses the former Candlestick Park Stadium and parking lot, the Candlestick Point State Recreational Area, the Alice Griffith Housing development site and a Assessor’s Block 4991 / Lot 276 above the stadium site. The Hunters Point Shipyard Phase II site encompasses roughly 402 acres and includes all of Hunters Point Shipyard except for the portions referred to as “Hilltop” and “Hillside”. Informational Presentation on proposed revisions to the Project including the re-envisioning of the Hunters Point Shipyard and Design for Development document. The resultant Project would consist of approximately 10,672 units, 4,265,000 of R&D/Office use, 790,000 gsf of regional retail, 432,000 gsf of neighborhood retail and maker space, along with new schools, public facilities, artist studios, and visitor uses. The Project also includes establishing new streets and development blocks along with approximately of 338 acres of parks and open space. The Candlestick Point portion of the project is within the Bayview Hunters Point Redevelopment Project Area, the Candlestick Point Activity Node Special Use District, and the CP Height and Bulk District; the Hunters Point Shipyard portion of the site is within the Hunters Point Shipyard Redevelopment Project Area, the Hunters Point Shipyard Special Use District and the HP Height and Bulk District.
Preliminary Recommendation: None – Informational
- 14b. 2007.0946GPA-02 (M. SNYDER: (415) 575-6891)
CANDLESTICK POINT HUNTERS POINT SHIPYARD PHASE II DEVELOPMENT PROJECT – INITIATION OF GENERAL PLAN AMENDMENTS – The Candlestick Point Hunters Point Phase II development project consists of roughly 281 acres at Candlestick Point and generally

encompasses the former Candlestick Park Stadium and parking lot, the Candlestick Point State Recreational Area, the Alice Griffith Housing development site and a Assessor's Block 4991/Lot 276 above the stadium site. The Hunters Point Shipyard Phase II site encompasses roughly 402 acres and includes all of Hunters Point Shipyard except for the portions referred to as "Hilltop" and "Hillside". Request to **Initiate Amendments** to the General Plan by (1) amending the boundaries of the Candlestick Point Sub-Area Plan of the Bayview Hunters Point Area Plan by removing Assessor's Block 4991 / Lot 276 from the Sub-Area Plan; (2) amending the Hunters Point Area Plan by removing discussion of the previously proposed stadium; and (3) and making conforming changes to Maps throughout the General Plan to be consistent with the new Candlestick Point Sub-Area Plan boundaries. These amendments are to align with and accommodate proposed changes to the Candlestick Point Hunters Point Phase II development Project such that the resultant project would consist of approximately 10,672 units, 4,265,000 of R&D/Office use, 790,000 gsf of regional retail, 432,000 gsf of neighborhood retail and maker space, along with new schools, public facilities, artist studios, and visitor uses. The Project also includes establishing new streets and development blocks along with approximately of 338 acres of parks and open space. The Candlestick Point portion of the project is within the Bayview Hunters Point Redevelopment Project Area, the Candlestick Point Activity Node Special Use District, and the CP Height and Bulk District; the Hunters Point Shipyard portion of the site is within the Hunters Point Shipyard Redevelopment Project Area, the Hunters Point Shipyard Special Use District and the HP Height and Bulk District.

Preliminary Recommendation: Initiate and schedule a public hearing on or after April 26, 2018

- 14c. [2007.0946MAP-02](#) (M. SNYDER: (415) 575-6891)
CANDLESTICK POINT – INITIATION OF PLANNING CODE MAP AMENDMENT – Candlestick Point is part of the Candlestick Point Hunters Point Phase II development project and consists of roughly 281 acres and generally encompasses the former Candlestick Park stadium and parking lot, the Candlestick Point State Recreational Area, the Alice Griffith Housing development site and a Assessor's Block 4991 / Lot 276 above the stadium site. Request to **Initiate Amendments** to the Planning Code Maps by amending Sectional Map SU10 be removing Assessor's Block 4991 / Lot 276 from the boundaries of the Special Use District; and (2) amend Sectional Map HT10 by redesignating Assessor's Block 4991 / Lot 276 from a CP Height and Bulk designation to 40-X Height and Bulk Designation. These amendments are to align with and accommodate proposed changes to the Candlestick Point Hunters Point Phase II development Project such that the resultant project would consist of approximately 10,672 units, 4,265,000 gsf of R&D/office use, 790,000 gsf of regional retail, 432,000 gsf of neighborhood retail and maker space, along with new schools, public facilities, artist studios, and visitor uses. The Project also includes establishing new streets and development blocks along with approximately of 338 acres of parks and open space. The Candlestick Point portion of the project is within the Bayview Hunters Point Redevelopment Project Area, the Candlestick Point Activity Node Special Use District, and CP Height and Bulk District.
Preliminary Recommendation: Initiate and schedule a public hearing on or after April 26, 2018
15. [2016-000162CWP](#) (M. SMALL: (415) 575-9160)
URBAN DESIGN GUIDELINES – **Adoption:** Require projects subject to design review in Neighborhood Commercial (NC), Mixed-Use (MU), and Downtown Commercial (C) Districts, as well as non-residential uses or projects that have either twenty-five units or more or a frontage longer than 150' feet in Residential (R) Districts, to comply with the proposed

Urban Design Guidelines. The Urban Design Guidelines are an implementation document for existing urban design policy found in the General Plan that guides site design, architecture, and public space. They work with all existing guidelines where they apply, including the proposed Special Area Guidelines, to support high quality design and neighborhood compatibility.

Preliminary Recommendation: Adoption

16. [2017-005992CUA](#) (J. HORN: (415) 575-6925)
48 SATURN STREET – north side of Saturn Street between Temple Street and Upper Terrace, Lot 005 in Assessor’s Block 2627 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.77 and 303(c), to construct a new 39-foot tall, foot two-family dwelling on a vacant lot. 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: Disapprove
 (Continued from Regular hearing on March 8, 2018)
Note: On December 21, 2017, Adopted a Motion of Intent to Disapprove, Continued to March 8, 2018 by a vote of +6 -0 (Richards recused). On March 8, 2018, without hearing, Continued to March 22, 2018 by a vote of +7 -0.
- 17a. [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
Note: On February 22, 2018, without hearing, Continued to March 22, 2018 by a vote of +6 -0 (Johnson absent).
- 17b. [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\(h\)](#).
Note: On February 22, 2018, without hearing, Acting ZA Continued to March 22, 2018.

- 18a. [2016-003836CUA](#) (L. AJELLO: (415) 575-9142)
114 LYON STREET – east side of Lyon Street between Oak and Page Streets; Lot 020 in Assessor’s Block 1220 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to legalize the merger of four dwelling units into two dwelling units. The proposed project would legalize the merger of four dwelling units into a 3,096 sq. ft. dwelling and a 341 sq. ft. studio unit behind the garage in a four-story residential building. The subject property is within a RH-3 (Residential, House, Three-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: Disapprove
(Continued from Regular hearing on March 8, 2018)
Note: On October 19, 2017, after hearing and closing public comment, Continued to December 21, 2017 by a vote of +4 -0 (Johnson, Melgar, Moore absent). On December 21, 2017, without hearing, Continued to February 8, 2018 by a vote of +6 -0 (Johnson absent). On February 8, 2018, without hearing, Continued to March 8, 2018 by a vote of +7 -0.
- 18b. [2016-003836VAR](#) (L. AJELLO: (415) 575-9142)
114 LYON STREET – east side of Lyon Street between Oak and Page Streets; Lot 020 in Assessor’s Block 1220 (District 5) - Request for **Variance**, pursuant to Planning Code Section 134(c), to legalize the construction of a deck and stair located the rear yard of the 4-story four-unit residential building. The subject property is within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
(Continued from Regular hearing on March 8, 2018)
Note: On October 19, 2017, after hearing and closing public comment, ZA Continued to December 21, 2017. On December 21, 2017, without hearing, Acting ZA Continued to February 8, 2018. On February 8, 2018, without hearing, Acting ZA Continued to March 8, 2018.
19. [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
Note: On February 22, 2018, without hearing, Continued to March 22, 2018 by a vote of +6 -0 (Johnson absent).

20. [2015-012729CUA](#) (B. BENDIX: (415) 575-9114)
600 VAN NESS AVENUE – east side of Van Ness Avenue between Golden Gate Avenue and Elm Street; Lots 006-009 in Assessor’s Block 0763 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 253, 253.2, 303, and 304 to construct an approx. 130-foot tall building of approx. 185,670 gross square feet and containing 168 dwelling units, approx. 6,200 square feet of ground floor retail, and up to 89 accessory off-street parking spaces. The project is seeking exceptions as a Planned Unit Development to the Planning Code’s requirements for floor area ratio (Section 124), rear yard (Section 134), and architectural obstructions over the public right-of-way (Section 136). The subject property has split zoning and is located within a RC-4 (Residential-Commercial, High Density) and NC-3 (Moderate-Scale Neighborhood Commercial) Zoning Districts, Van Ness Special Use District, and 130-V and 130-E 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

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. [2015-001542DRP](#) (S. VELLVE: (415) 558-6263)
2514 BALBOA STREET – north side of Balboa Street between 26th and 27th Avenues; Lot 015 in Assessor’s Block 1569 (District 1) - Request for **Discretionary Review** of Building Permit Application No. 2015.01.28.6899, proposing to construct two-story horizontal and vertical additions to the existing two-story, single-family dwelling within a RH-2 (House, Two-Family) District and 40-X Height and Bulk District. The project includes interior modifications and addition of one dwelling unit. 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
Note: On February 8, 2018, after hearing and closing public comment, the Commission Continued the matter to March 22, 2018 by a vote of +5 -0 (Hillis, Johnson absent).

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.