

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, July 26, 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:

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

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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. 2018-001243CUA (M. CHRISTENSEN: (415) 575-8742)
645 8TH STREET – northeastern side of 8th Street, between Brannan and Townsend Streets; Lot 001 in Assessor's Block 3783: Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, 843.45, and 843.46, to allow a Formula Retail Personal Services use (dba Riva Pilates) in a newly constructed retail space at the ground floor of a mixed-use building within the UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Pending
(Proposed Continuance to August 23, 2018)

2. 2014-002541DVA (M. SNYDER: (415) 575-6891)
INDIA BASIN (700 INNES AVENUE) DEVELOPMENT AGREEMENT PROJECT – the area generally bounded by Innes Avenue on the southwest, the Griffith Street right-of-way on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (largely excluding parcels with structures), Assessor's Block and Lots: 4606/100; 4607/025; 4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/025, 026; 4597/025, 026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B (District 10). Recommendation to the Board of Supervisors to approve the India Basin **Development Agreement** [Board File No. 180680]. Ordinance introduced by Supervisor Cohen approving a Development Agreement between the City and County of San Francisco and India Basin Investment LLC, a California limited liability company, for the India Basin Project at the approximately 28-acre site located at Innes Avenue between Griffith Street and Earl Street, with various public benefits including 25% affordable housing and 11 acres of parks and open space. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2 (Heavy Industrial), M-1 (Light Industrial), and P (Public) Use Districts and 40-X Height and Bulk District.
Preliminary Recommendation: Approve
(Proposed Continuance to August 23, 2018)

- 3a. 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 5,000 square foot mezzanine level and convert approximately 32,600 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 approximately 1,000 square feet of Retail Sales and Service Use at the ground floor, while adding 7 Class 1 bicycle parking spaces where none existed before. 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\(h\)](#).

Preliminary Recommendation: Approve with Conditions
(Proposed Continuance to September 27, 2018)

- 3b. 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 approximately 36,000 square feet of General Office Use, pursuant to Planning Code Sections 321 and 322. The proposed project would construct a new 5,000 square foot mezzanine level and convert approximately 32,600 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 approximately 1,000 square feet of Retail Sales and Service Use at the ground floor, while adding 7 Class 1 bicycle parking spaces where none existed before. 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\(h\)](#).
- Preliminary Recommendation: Approve with Conditions*
(Proposed Continuance to September 27, 2018)
4. 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 April 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).

(Proposed Continuance to September 27, 2018)

- 5a. 2017-001270CUA (D. VU: (415) 575-9120)
3140-3150 16TH STREET – between Albion and Valencia Streets – Lot 018 in Assessor's Block 3555 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, for the conversion of existing ground floor Retail Use to Restaurant Use, for a Non-Residential Use equal to or greater than 3,000 sq. ft. (Planning Code Sections 121.2 and 762), establishment of an Outdoor Activity Area (Planning Code Section 145.2), for upper-story uses of pre-existing structures in Neighborhood Commercial Districts (Planning Code Section 186.2), and establishment of an Eating and Drinking Uses, for the project involving the rehabilitation and adaptive re-use of a former 20,400 sq. ft. two-story Automotive Repair Use to a new Restaurant Use including interior renovations, installation of new storefront systems, and the construction of a 3,735 sq. ft. outdoor rooftop deck, exit stairs, two restrooms, storage room, and two elevator penthouses. The Project site is located within the Valencia Street NCT (Neighborhood Commercial – Transit) Zoning District and 55-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Pending
(Proposed Continuance to October 4, 2018)
- 5b. 2017-001270VAR (D. VU: (415) 575-9120)
3140-3150 16TH STREET – between Albion and Valencia Streets – Lot 018 in Assessor's Block 3555 (District 8) – Request for a **Variance** to the rear yard requirement pursuant to Planning Code Section 134, Street Frontages in Neighborhood Commercial Districts under Planning Code Section 145.1, and Off-Street Loading under Planning Code Section 152, , for the project involving the rehabilitation and adaptive re-use of a former 20,400 sq. ft. two-story Automotive Repair Use to a new Restaurant Use including interior renovations, installation of new storefront systems, and the construction of a 3,735 sq. ft. outdoor rooftop deck, exit stairs, two restrooms, storage room, and two elevator penthouses. The Project site is located within the Valencia Street NCT (Neighborhood Commercial – Transit) Zoning District and 55-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed Continuance to October 4, 2018)

6. 2017-003299DRP-03 (L. HOAGLAND: (415) 575-6823)
1782 QUESADA AVENUE – northeast side of Quesada Avenue between Newhall and 3rd Streets; Lot 027 of Assessor's Block 5327 (District 10) - Requests for **Discretionary Review** of Building Permit Application 2017.03.08.0963 within a RH-2 (Residential, House – Two Family) and 40-X Height and Bulk District. The proposal includes the construction of a three-story over basement, two-residential dwelling unit building on a vacant lot. The Project includes a 1,358 square foot, 3-bedroom, 2-bath unit and a 1,567 square foot, 3-bedroom, 2-bath unit, a two-car garage and a roof deck. 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
(Continued from Regular Hearing on June 14, 2018)
WITHDRAWN

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

7. [2018-006200CUA](#) (M. CHANDLER: (415) 575-9048)
100 CHURCH STREET – corner of Church Street and Duboce Avenue, Lot 001 in Assessor's Block 3537 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 764 to establish an approximately 2,582 square foot Animal Hospital use (d.b.a Castro Animal Hospital) within the NCT- Upper Market Neighborhood Commercial Transit district and 40-X Height and Bulk district. The newly established use will occupy a small portion of a ground floor tenant space most recently occupied by a Retail Sales and Service use (d.b.a Out of the Closet), with an access corridor from Church Street. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on July 19, 2018)
8. [2018-008376CUA](#) (E. SAMONSKY: (415) 575-9112)
2011 MISSION STREET – east side at the intersection with 16th Street; Lot 028 of Assessor's Block 3570 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.60, 303 and 754 and Board of Supervisors Resolution No. 6-18 (File No. 171290), to authorize a change of use from limited restaurant to restaurant (dba "Kitava") within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage Special Use Subdistrict, and 85-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. 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. [2018-007347PCA](#) (A. BUTKUS: (415) 575-9129)
HEALTH SERVICES – OCEAN AVENUE NCTD – Ordinance amending the **Planning Code** to provide that in the Ocean Avenue Neighborhood Commercial Transit District a Health Service Use, whether Principal or Accessory, requires a Conditional Use authorization on the ground story and is permitted above the ground story; 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.

Preliminary Recommendation: Approve

- 13a. [2018-006177MAP](#) (A. BUTKUS: (415) 575-9129)
ABOLISH LEGISLATED SETBACK ON 19TH AVENUE – Ordinance amending the Planning Code by abolishing a nine-foot legislated setback on the west side of 19th Avenue between Quintara Street and Rivera Street, and revising the **Zoning Map** to rezone from RH-1 (Residential, House; One- Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No. 031 (1021 Quintara Street), and to rezone from

RH-2 (Residential, House; Two-Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No. 001 (located at the intersection of 19th Avenue and Quintara Street), Lot No. 033 (2121-19th Avenue), Lot No. 034 (2145-19th Avenue), and Lot No. 037 (2115-19th Avenue); adopting findings 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 with Modifications

(Continued from Regular Hearing on July 12, 2018)

- 13b. [2018-006177PCA](#) (A. BUTKUS: (415) 575-9129)
ABOLISH LEGISLATED SETBACK ON 19TH AVENUE – Ordinance amending the **Planning Code** by abolishing a nine-foot legislated setback on the west side of 19th Avenue between Quintara Street and Rivera Street, and revising the Zoning Map to rezone from RH-1 (Residential, House; One- Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No. 031 (1021 Quintara Street), and to rezone from RH-2 (Residential, House; Two-Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No. 001 (located at the intersection of 19th Avenue and Quintara Street), Lot No. 033 (2121-19th Avenue), Lot No. 034 (2145-19th Avenue), and Lot No. 037 (2115-19th Avenue); adopting findings 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 with Modifications
 (Continued from Regular Hearing on July 12, 2018)
14. [2016-004946ENX](#) (E. SAMONSKY: (415) 575-9112)
280 7TH STREET – west side between Folsom and Howard Streets; Lot 290 in Assessor's Block 3730 (District 6) - Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to demolish a 2-story commercial building and construct a 6-story, 65-foot tall mixed-use building and a 5-story, 51-foot tall residential building (collectively measuring approximately 25,659 gross square feet) with 20 dwelling units, 827 square feet of ground floor commercial space, 21 Class 1 bicycle parking spaces and 4 Class 2 bicycle parking spaces. Under the LPA, the project is requesting an exception from the Planning Code requirements for street frontage-ground floor active use (Planning Code Section 145.1). The subject lot is located in the MUR (Mixed-Use Residential) Zoning District, Western SoMa Special Use District, SoMa Youth and Family Special Use District, and 65-X Height and Bulk District. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes concessions and incentives for the open space in-lieu fee per Planning Code Section 426 and is seeking a waiver from the rear yard and exposure. 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
- 15a. [2014-002541PRJ](#) (M. SNYDER: (415) 575-6891)
INDIA BASIN MIXED USE PROJECT – 700 Innes Avenue, the area generally bounded by Innes Avenue on the southwest, the Griffith Street right-of-way on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (largely excluding parcels with structures), Assessor's Block and Lots: 4606/100; 4607/025;

4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/025, 026; 4597/025, 026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B. **Informational hearing** on the India Basin Mixed-Use Project including aspects of the Development Agreement. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2 (Heavy Industrial), M-1 (Light Industrial), and P (Public) Use Districts and 40-X Height and Bulk District.

Preliminary Recommendation: None – Informational

- 15b. [2014-002541ENV](#) (M. LI: (415) 575-9107)

INDIA BASIN MIXED USE PROJECT – 700 Innes Avenue, 900 Innes Avenue, India Basin Open Space, and India Basin Shoreline Park, located on the east side of Innes Avenue between Hunters Point Boulevard and Earl Street, Assessor's Blocks/Lots 4644/001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009, 010, 010A, 010B, 010C, 011; 4631/001, 002; 4620/001, 002; 4607/024, 025; 4596/026; 4597/026; 4606/026, 100; 4621/016, 018, 021, 100, 101; 4630/002, 005, 007, 100; 4645/001, 003A, 004, 006, 007, 007A, 010, 010A, 011, 012, 013; 4629A/010, 011; 4646/001-003, 003A, 019, 020; 4629A/003-006, 012, 013; 4622/007, 008, 012, 013, 016-019; 4605/010-019; and 4645/014, 015 (District 10). Certification of the **Final Environmental Impact Report**. Through a public-private partnership between the San Francisco Recreation and Park Department and the privately owned real estate development company BUILD, the proposed project would redevelop approximately 39 acres located along the India Basin shoreline into an integrated network of new public parks, wetlands habitat, and a mixed-use urban village. The mixed-use urban village would include two options: (1) a residentially-oriented project with approximately 1,575 dwelling units, 209,000 square feet of nonresidential space, and 1,800 parking spaces; or (2) a commercially-oriented project with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2 (Heavy Industrial), M-1 (Light Industrial), and P (Public) Use Districts and 40-X and OS (Open Space) Height and Bulk Districts.

Preliminary Recommendation: Certify the Final EIR

NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on October 30, 2017. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

- 15c. [2014-002541ENV](#) (M. LI: (415) 575-9107)

INDIA BASIN MIXED USE PROJECT – 700 Innes Avenue, 900 Innes Avenue, India Basin Open Space, and India Basin Shoreline Park, located on the east side of Innes Avenue between Hunters Point Boulevard and Earl Street, Assessor's Blocks/Lots 4644/001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009, 010, 010A, 010B, 010C, 011; 4631/001, 002; 4620/001, 002; 4607/024, 025; 4596/026; 4597/026; 4606/026, 100; 4621/016, 018, 021, 100, 101; 4630/002, 005, 007, 100; 4645/001, 003A, 004, 006, 007, 007A, 010, 010A, 011, 012, 013; 4629A/010, 011; 4646/001-003, 003A, 019, 020; 4629A/003-006, 012, 013; 4622/007, 008, 012, 013, 016-019; 4605/010-019; and 4645/014, 015 (District 10). Adoption of **CEQA Findings**. Through a public-private partnership between the San Francisco Recreation and Park Department and the privately owned real estate development company BUILD, the proposed project would redevelop approximately 39 acres located along the India Basin

shoreline into an integrated network of new public parks, wetlands habitat, and a mixed-use urban village. The mixed-use urban village on the property at 700 Innes Avenue would include two options: (1) a residentially-oriented project with approximately 1,575 dwelling units, 209,000 square feet of nonresidential space, and 1,800 parking spaces; or (2) a commercially-oriented project with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces. The property at 900 Innes Avenue would be developed for park use. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2 (Heavy Industrial), and M-1 (Light Industrial) Use Districts and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt CEQA Findings

- 15d. [2014-002541SHD](#) (M. SNYDER: (415) 575-6891)
INDIA BASIN MIXED USE PROJECT – 700 Innes Avenue, the area generally bounded by Innes Avenue on the southwest, the Griffith Street right-of-way on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (largely excluding parcels with structures), Assessor’s Block and Lots: 4606/100; 4607/025; 4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/025, 026; 4597/025, 026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B (District 10). Adoption of **Findings under Planning Code Section 295** that the net new shadow from the India Basin Mixed-Use Project would not have an adverse impact on India Basin Open Space, India Basin Shoreline Park, or the 900 Innes Avenue future park site. Through a public-private partnership between the San Francisco Recreation and Park Department and the privately owned real estate development company BUILD, the proposed project would redevelop approximately 39 acres located along the India Basin shoreline into an integrated network of new public parks, wetlands habitat, and a mixed-use urban village. The mixed-use urban village on the property at 700 Innes Avenue would include two options: (1) a residentially-oriented project with approximately 1,575 dwelling units, 209,000 square feet of nonresidential space, and 1,800 parking spaces; or (2) a commercially-oriented project with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces.
Preliminary Recommendation: Adopt Section 295 Shadow Findings
- 15e. [2014-002541GPA](#) (M. SNYDER: (415) 575-6891)
INDIA BASIN MIXED USE PROJECT – 700 Innes Avenue, the area generally bounded by Innes Avenue on the southwest, the Griffith Street right-of-way on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (largely excluding parcels with structures), Assessor’s Block and Lots: 4606/100; 4607/025; 4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/025, 026; 4597/025, 026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B (District 10). Recommendation to the Board of Supervisors to Approve the India Basin **General Plan Amendments**. Ordinance introduced by the Planning Commission to amend the following aspects of the General Plan: (1) the Bayview Hunters Point Area Plan by removing Policy 1.6 and Figure 6, which currently designate the subject site for light-industrial use and amending Figure 3 “Land Use Map”; (2) the Urban Design Element by amending Map 4, “Urban Design Guidelines for Height of Buildings”; (3) the Commerce and Industry Element by amending Map 1

“Generalized Commercial and Industrial Land Use Plan”; and (4) the Recreation And Open Space Element by amending Policy 2.4. The India Basin Mixed-Use Project would include the development of roughly 24 undeveloped acres (parcels and designated rights-of-ways) that would result in approximately 1,575 residential units, 209,000 gsf of non-residential use, up to 1,800 parking spaces, 1,575 bike parking spaces, 15.5 acres of new and improved publicly accessible open space, new streets and other public realm improvements. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2 (Heavy Industrial), M-1 (Light Industrial), and P (Public) Use Districts and 40-X Height and Bulk District.

Preliminary Recommendation: Approve

- 15f. [2014-002541PCAMAP](#) (M. SNYDER: (415) 575-6891)
INDIA BASIN MIXED USE PROJECT – 900 INNES AVENUE and 700 INNES AVENUE – the area generally bounded by Innes Avenue on the southwest, India Basin Shoreline Park on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (District 10). Recommendation to the Board of Supervisors to approve the India Basin **Planning Code Text and Zoning Map Amendments** [Board File No. 180680]. Ordinance introduced by Supervisor Cohen to amend the Planning Code Text and Zoning Maps. Planning Code Text Amendment would include establishing a Special Use District (SUD) for the India Basin Mixed-Use Project. The India Basin SUD would modify specific Planning Code requirements related to permitted uses, ground floor frontage, building standards, off-street parking, dwelling unit exposure, off-street loading, signage, and would establish review procedures for phase approvals and building permits for the India Basin Mixed-Use Project. The SUD would also incorporate by reference a proposed “Design Standards and Guidelines” for India Basin that provides specificity on land use, open space, streets and streetscapes, parking and loading, buildings, and signage. Planning Code Zoning Map Amendments would include amending the following: (1) Planning Code Zoning Map 09 by rezoning Assessor’s Block and Lots 4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100, 101; 4630/005, 100; 4631/001, 002; 4644/001, 010, 010A, 010B; 010C, 011; 4645/001, 010, 010A, 011, 012, 013 from M-1 (Light Industrial) to MUG (Mixed Use General); 4646/002, 003, 003A, 019, 020 from NC-2 (Neighborhood Commercial, Small Scale) to P (Public); 4596/025, 4597/025 from M-2 to P, and 4646/001; 4629A/010; 4630/002 from M-1 to P. (2) Planning Code Special Use District Map 09 by zoning Assessor’s Block and Lots 4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001, 002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/026; 4597/026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B to be within the India Basin Special Use District. (3) Planning Code Height and Bulk Map 09 by designating Assessor’s Block and Lots 4629A/010; 4630/002, 006, 007; 4596/025, 026; 4597/025, 026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4646/001, 002, 003, 003a, 019, 020 from 40-X to OS (Open Space), and designating 4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100, 101; 4630/005, 100; 4631/001, 002; 4644/001, 004A, 005, 006, 006A, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001, 002b, 003a, 004, 006, 007, 007a, 010, 010A, 011, 012, 013, 014, 015 from 40-X to 20/160-1B. The India Basin Mixed-Use Project would include the development of roughly 24 undeveloped acres (parcels and designated rights-of-ways) that would result in approximately 1,575 residential units, 209,000 gsf of non-residential use, up to 1,800 parking spaces, 1,575 bike parking spaces, 15.5 acres of new and improved publicly accessible open space, new streets and other public realm improvements. 900 Innes is a

Recreation and Park Department owned property proposed to be developed for park use. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2 (Heavy Industrial), M-1 (Light Industrial), and P (Public) Use Districts and 40-X Height and Bulk District.

Preliminary Recommendation: Approve

- 15g. [2014-002541CWP-02](#) (M. SNYDER: (415) 575-6891)
INDIA BASIN MIXED USE PROJECT – 700 Innes Avenue – the area generally bounded by Innes Avenue on the southwest, the Griffith Street right-of-way on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (largely excluding parcels with structures), Assessor’s Block and Lots: 4606/100; 4607/025; 4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/025, 026; 4597/025, 026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007; 4644/010B (District 10). Adoption of India Basin **Design Standards and Guidelines Document (DSG)**, which would provide development controls and guidelines for the India Basin Mixed-Use Project for streets, open space, buildings and other features. The DSG would enable the India Basin Project, which would include the development of roughly 24 undeveloped acres (parcels and designated rights-of-ways) that would result in approximately 1,575 residential units, 209,000 gsf of non-residential use, up to 1,800 parking spaces, 1,575 bike parking spaces, 15.5 acres of new and improved publicly accessible open space, new streets and other public realm improvements. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale), M-2 (Heavy Industrial), M-1 (Light Industrial), and P (Public) Use Districts and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt
16. [2018-003300CUA](#) (M. CHRISTENSEN: (415) 575-8742)
600 SOUTH VAN NESS AVENUE – southwest corner of 17th Street and South Van Ness Avenue; Lot 070 in Assessor’s Block 3575 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 843.45 and the Mission Interim Zoning Controls (adopted by Planning Commission Resolution No. 19548, extended by Planning Commission Resolution No. 19865) and Board of Supervisors File No. 171290, to establish a restaurant (dba “BiteUnite”) in a 1,470 square foot vacant ground floor retail space in a newly constructed five-story building, within the UMU (Urban Mixed Use) Zoning District, Mission Alcoholic Beverage Special Use Subdistrict, and 58-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 hearing on July 12, 2018)
Note: On July 12, 2018, after hearing and closing public comment, continued to July 26, 2018 by a vote of +6 -0 (Fong absent).
17. [2017-014841CUA](#) (J. HORN: (415) 575-6925)
655 ALVARADO STREET – side of Alvarado Street between Diamond and Castro Streets, Lot 028C in Assessor’s Block 2803 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to legalize the tantamount to demolition of an existing 2,737 square foot, two-story-over-basement single-family home and the permit a new three-story-over-two-basement-levels single-family home. The project site is

located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Modifications and Conditions

(Continued from Regular hearing on April 19, 2018)

NOTE: On February 22, 2018, after hearing and closing public comment, continued to April 19, 2018 by a vote of +5 -0 (Fong absent).

On April 19, 2018, without hearing, continued to May 24, 2018 by a vote of +5 -1 (Richards against; Melgar absent).

On May 24, 2018, without hearing, continued to July 26, 2018 by a vote of +6 -0 (Richards absent).

18. [2015-011274ENV](#) (J. NAVARRETE: (415) 575-9040)
150 EUREKA STREET – on the block bounded by 18th Street to the north, Eureka Street to the east, 19th Street to the south, and Douglass Street to the west (Assessor's Block 2692, Lot 007) (District 8). The project site is currently developed with a two-story approximately 29-foot-tall wood-frame building, which most recently housed the Metropolitan Community Church of San Francisco. The proposed project would demolish the existing church building and construct two four-story buildings each with a total of two residential units, for a total of four residential units on the site. The two buildings would total approximately 14,441 gross square feet in size and would not exceed 40 feet in height. Each building would include a two-car garage and two class 1 bicycle parking spaces, for a total of four vehicle parking spaces and four class I bicycle parking spaces. The project site is located in a Residential House-Two-Family (RH-2) District and a 40-X Height and Bulk District.
- NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on January 23, 2018. Public comment will be received when the item is called during the hearing; however, comments submitted may not be included in the Final EIR.
- Preliminary Recommendation: Certify*
 (Continued from Regular hearing on July 12, 2018)
- Note: On July 12, 2018, after hearing and closing public comment, continued to July 26, 2018 by a vote of +6 -0 (Fong absent).**

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

19. [2016-015727DRP-02](#) (C. TOWNES: (415) 575-9195)
556 27TH STREET – north side of 27th Street between Castro Street and Noe Street; Lot 080 in Assessor's Block 6581 (District 8) - Request for **Discretionary Review** of building permit application No. 2016.1028.1418 within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The proposal includes the construction of a 4-story (above two-level basement), up to 40-foot tall residential building containing seven dwelling units upon a vacant 5,700 square foot lot. The building would contain

approximately 17,137 gross square feet and include seven off-street parking spaces accessed via a new 12-foot wide curb cut, seven Class 1 and one Class 2 bicycle parking spaces, rear balconies and an approximately 1,200 square foot roof deck. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take DR and Approve with Modifications

(Continued from Regular Hearing on May 24, 2018)

20. [2009.0880DRP](#) (E. JARDINES: (415) 575-9144)
2100 MISSION STREET – located on the southwest corner of Mission and 17th Streets; Lot 001 in Assessor's Block 3576 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2014.0623.9172, to demolish the existing one-story commercial building (DBA One \$ Store) and construct a new 65-foot tall six-story, 28,073-square foot mixed-use building with 27 dwelling units and approximately 3,000 square feet of ground floor commercial use. The Project is located within a Mission Street NCT (Neighborhood Commercial Transit) Zoning District 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\(h\)](#).
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular hearing on July 19, 2018)
21. [2013.0847DRP](#) (A. KIRBY: (415) 575-9133)
1503 FRANCISCO STREET – southwest corner of Francisco and Octavia Streets; Lot 001 in Assessor's Block 0482 (District 2) – Request for **Discretionary Review** of Building Permit Application 2013.05.31.8402 within a RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District. The proposal includes excavation below the existing three-family dwelling, a fourth floor vertical addition, a new exterior façade, and interior renovations. 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 DR and Approve as Revised
(Continued from Regular Hearing on July 19, 2018)
NOTE: On May 24, 2018, after hearing and closing public comment, continued to July 19, 2018 by a vote of +6-0 (Richards absent).
On July 19, 2018, without hearing, continued to July 26, 2018 by a vote of +6 -0 (Hillis absent).

ADJOURNMENT

**NOTICE OF PUBLIC HEARING
REGARDING PROPOSED DEVELOPMENT AGREEMENT
(AUGUST 23, 2018)**

Case No. 2014-002541DVA: India Basin Mixed Use Project - 700 Innes Avenue, the area generally bounded by Innes Avenue on the southwest, the Griffith Street right-of-way on the northwest, the San Francisco Bay on the northeast and the Earl Street right-of-way on the southeast (largely excluding parcels with structures), Assessor's Block and Lots: 4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 004a, 005, 006, 006a, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002b, 003a, 004, 006, 007, 007a 010, 010A, 011, 012, 013, 014, 015; 4596/026; 4597/026; 4606/026; 4607/024; 4621 / 021; 4630 / 002, 006, 007; 4644/010B. **Recommendation to the Board of Supervisors to approve the India Basin Development Agreement [Board File No. 180680]**. Ordinance introduced by Supervisor Cohen approving a Development Agreement between the City and County of San Francisco and India Basin Investment LLC, a California limited liability company, for the India Basin Project at the approximately 28-acre site located at Innes Avenue between Griffith Street and Earl Street, with various public benefits including 25% affordable housing and 11 acres of parks and open space. **For further information, call Mat Snyder at (415) 575-6891 or email mathew.snyder@sfgov.org and ask about Case No. 2014-002541DVA.**

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.