

# 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, August 23, 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, 4<sup>th</sup> Floor, Suite 400

Voice recorded Agenda only: (415) 558-6422

**Commission Hearing Broadcasts:**

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

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

Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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

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### **Accessible Meeting Information**

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.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

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Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

### **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. 2018-007507MAP (A. STARR: (415) 558-6362)  
1650-1680 MISSION STREET [BF 180474] – **Zoning Map Amendment**, sponsored by the Department of Real Estate, to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos.005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.  
**(Proposed Continuance to September 27, 2018)**
  
- 2a. 2015-004717DRP (M. CHRISTENSEN: (415) 575-8742)  
11 GLADYS STREET – southeast side of Gladys Street; Lot 027 of Assessor's Block 5710 (District 9) – Request for **Discretionary Review** of Building Permit Application #201612084425 within a RH-2 (Residential, House – Two Family) and 40-X Height and Bulk District. The proposal includes a vertical addition to an existing single-family home. The proposal also includes interior alterations. 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 Continuance to October 18, 2018)**
  
- 2b. 2015-004717VAR (M. CHRISTENSEN: (415) 575-8742)  
11 GLADYS STREET – southeast side of Gladys Street; Lot 027 of Assessor's Block 5710 (District 9) – Request for **Variance** to the front setback requirement pursuant to Planning Code Section 132 and rear yard requirement pursuant to Planning Code Section 134 for the project involving a vertical addition to an existing single-family home. The proposal also includes interior alterations. The project is located within a RH-2 (Residential, House – Two Family) 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\(h\)](#).  
**(Proposed Continuance to October 18, 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

3. [2018-000948CUA](#) (S. ADINA: (415) 575-8722)  
8 10<sup>TH</sup> STREET – southwest corner of 10<sup>th</sup> Street and Market Street; lot 041 of Assessor's Block 3507 (District 6) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 303.1 and 210.2 to establish a Formula Retail Gym (d.b.a. Orangetheory Fitness) within a C-3-G (Downtown-General) Zoning District and 320-S 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*
4. [2018-004679CUA](#) (S. ADINA: (415) 575-8722)  
711 EDDY STREET – southwest corner of Eddy Street and Polk Street; lot 014 of Assessor's Block 0742 (District 6) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 317(g)(3) to convert one residential unit within a 202 dwelling-unit senior affordable housing building into an accessory Institutional Use – Social Service Facility, providing on-site resident services for building tenants within a RC-4 (Residential-Commercial, High Density) Zoning District and 80-T 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*
5. [2018-006786CUA](#) (D. GANETSOS: (415) 575-9172)  
170 9<sup>TH</sup> STREET – south west side between Mission and Howard Streets; Lot 008 of Assessor's Block 3509 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 758 to permit the change of use from an industrial use to a Social Service Use (d.b.a. Positive Resource Center) at the first through third floors of an existing building with a proposed gross floor area of 24,995 square feet. The proposal will enable Positive Resource Center to offer integrated services such as: emergency financial assistance, case management of their Assisted Independent Living Program and Baker Supported Housing Program, computer training, legal advocacy, workforce development, and integrated health management services to its clients; and to provide office space for its employees. Interior tenant improvements and one new business sign at the front façade of the building are associated with this proposal. This site is located within a RCD (Regional Commercial District) Zoning District, Western SoMa Special Use District, Western SoMa Area Plan, and 55-X Height and Bulk District. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

6. [2018-001243CUA](#) (M. CHRISTENSEN: (415) 575-8742)  
645 8<sup>TH</sup> STREET – northeastern side of 8<sup>th</sup> 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). (Continued from Regular hearing on July 26, 2018)  
*Preliminary Recommendation: Approve with Conditions*

## C. COMMISSION MATTERS

7. Consideration of Adoption:
- [Draft Minutes for July 12, 2018](#)
  - [Draft Minutes for July 19, 2018](#)
  - [Draft Minutes for July 26, 2018](#)
8. 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

9. Director's Announcements
10. 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.

11. 2015-010192CWP (J. FRANCIS: (415) 575-9147)  
POTRERO POWER STATION – the area generally bounded by Illinois Street on the west, 23<sup>rd</sup> Street on the south San Francisco Bay on the East, and 22<sup>nd</sup> Street on the north, Assessor’s Block and Lots: 4175/002; 4175/017; 4175/018; 4232/001; 4232/006; and non-assessed Port and City/County of San Francisco properties (District 10). This is an **Informational Presentation** on the proposed Potrero Power Station Mixed-Use Development Project, located in the Central Waterfront at the site of the former power station decommissioned in 2011 by then-owner Mirant Potrero LLC. Associate Capital, the project sponsor, seeks to redevelop the ~29-acre site for a multi-phased, mixed-use development, and activate a new waterfront open space. The proposed project would rezone the site, establish land use controls, develop design standards, and provide for development of residential, commercial (including office, research and development/life science, retail, hotel, and production, distribution, and repair), parking, community facilities, and open space land uses. The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District. The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet. Overall, the proposed project would construct up to approximately 5.3 million gross square feet (gsf) of uses.  
*Preliminary Recommendation: None – Informational*
  
12. [2000.0875CWP](#) (P. IKEZOE: (415) 575-9137)  
2017 DOWNTOWN PLAN MONITORING REPORT – **Informational Presentation** - Chapter 10E of the San Francisco Administrative Code requires the Planning Department to complete annual reports to measure development trends in the Downtown against the goals of the Downtown Plan of the San Francisco General Plan. The report discusses employment and development trends, transportation, housing, fiscal revenues and other topics pertaining to the Downtown C-3 district for 2016. This is an informational item only, no action is necessary. The report is available for the public at the Planning Department and can be downloaded from the website at:  
[http://default.sfplanning.org/Citywide/Downtown\\_Plan\\_Monitoring\\_Report\\_2017.pdf](http://default.sfplanning.org/Citywide/Downtown_Plan_Monitoring_Report_2017.pdf)  
*Preliminary Recommendation: None – Informational*
  
13. [2018-008654GPA](#) (A. BUTKUS: (415) 575-9129)  
DOWNTOWN AREA PLAN AMENDMENT FOR 175 GOLDEN GATE AVENUE– Initiation of a **General Plan Amendment** to amend the San Francisco General Plan to revise Map 1 of the Downtown Area Plan to include 1650, 1660, 1670, 1680 Mission Street, Assessor’s Block No. 3512, Lot Nos. 005, 006, 008, 009, and 0010 in the C-3-G, Downtown General area; and making environmental findings, findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340.  
*Preliminary Recommendation: Initiate*
  
14. [2018-007507GPA](#) (A. STARR: (415) 558-6362)  
DOWNTOWN AREA PLAN AMENDMENT FOR 1650, 1660, AND 1670 MISSION STREET – Initiation of a **General Plan Amendment** to amend the San Francisco General Plan to revise Map 1 of the Downtown Area Plan to include 1650, 1660, and 1670 Mission Street, Assessor’s Block No. 3512, Lot Nos. 005, 006, and 008, in the C-3-G, Downtown General area; and making environmental findings, findings of consistency with the General Plan

and the Priority Policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340.

*Preliminary Recommendation: Initiate*

15. [2015-001821GPA](#) (R. OCUBILLO: (415) 575-9123)  
CENTRAL WATERFRONT - DOGPATCH PUBLIC REALM PLAN – Approve a proposed ordinance that would adopt **General Plan Amendments**. The amendments are intended to incorporate the Central Waterfront – Dogpatch Public Realm Plan by reference in the General Plan to establish a clear guiding framework for investments in complete streets, parks and open spaces within the Central Waterfront – Dogpatch Public Realm Plan Area. Future public and private public realm projects would follow the guidance and prioritization framework set forth in the Central Waterfront – Dogpatch Public Realm Plan. The current land use policies and zoning in the Central Waterfront Area Plan will remain unchanged.  
*Preliminary Recommendation: Approve*
  
16. [2014-002541DVA](#) (J. SWITZKY: (415) 575-6815)  
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.  
(Continued from Regular hearing on July 26, 2018)  
*Preliminary Recommendation: Approve*
  
17. [2016-012030ENX](#) (L. HOAGLAND: (415) 575-6823)  
255 SHIPLEY STREET – southeast side of Shipley Street (thru lot to Clara Street); lots 070 and 071 of Assessor’s lock 3753 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to demolish an existing 8,650 square foot (sq. ft.) industrial building and construct a four-story-over-basement (43-ft, 9-inches tall), 37,830 sq. ft., mixed-use building with 24 residential units, 4,365 sq. ft. of Production, Distribution and Repair (PDR), and five off-street parking spaces. The project is seeking exceptions to the Planning Code requirements for 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); and street frontage-ground floor (Planning Code Section 145.1). The project site is located within a MUR (Mixed-Use Residential) Zoning District and 45-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

- 18a. [2018-000497CUA](#) (E. JARDINES: (415) 575-9144)  
350 2<sup>ND</sup> STREET – south side of 2<sup>nd</sup> Street and east side of Dow Place on Lot: 003 in Assessor’s Block 3750 (District 6) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 842.49 to establish a hotel use within the Mixed Use Office (MUO). The proposed Project includes new construction of a 14-story with a 7-story podium hotel building with a ground floor 2,975-square foot restaurant and bar, a 166,415-square foot tourist hotel with 297 guest rooms, and 2,350 square feet of privately owned usable open space within a Mixed Use Office (MUO) Zoning District and 130-E 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*
- 18b. [2018-000497ENX](#) (E. JARDINES: (415) 575-9144)  
350 2<sup>ND</sup> STREET – south side of 2<sup>nd</sup> Street and east side of Dow Place on Lot: 003 in Assessor’s Block 3750 (District 6) – Request for a **Large Project Authorization** pursuant to Planning Code Sections 329 and 842 to construct a new 130-foot tall 14-story with a 7-story podium hotel building with a ground floor 2,975-square foot restaurant and bar, a 166,415-square foot tourist hotel with 297 guestrooms, and 2,350 square feet of privately owned usable open space. The Project is not seeking any exceptions under the Large Project Authorization. The proposed Project is located within a Mixed Use Office (MUO) Zoning District and 130-E 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*
19. [2014-001400ENX](#) (E. SAMONSKY: (415) 575-9112)  
2750 19<sup>TH</sup> STREET – located at the northeast corner of Bryant and 19<sup>th</sup> Streets, Lot 004A in Assessor’s Block 4023 (District 10) - Request for a **Large Project Authorization**, pursuant to Planning Code Section 329, for the demolition of an existing industrial building, with the exception of the brick facade, and new construction of a six-story, 68-foot tall, mixed-use building (measuring approximately 72,365 square feet) with 60 dwelling units, approximately 10,000 square feet ground floor Production, Distribution and Repair (PDR) space, 24 below-grade off-street parking spaces, two car-share parking space, 84 Class 1 bicycle parking spaces, and 13 Class 2 bicycle parking spaces. The Project includes 4,800 square feet of common open space roof deck. Under the LPA, the project is seeking an exception to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134) and 2) dwelling unit exposure (Planning Code Section 140). The project site is located within the UMU (Urban Mixed-Use) 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).  
(Continued from Regular Meeting on June 28, 2018)  
*Preliminary Recommendation: Approve with Conditions*  
**Note: On November 20, 2017, after hearing and closing public comment, continued to January 25, 2018 by a vote of +5 -1 (Johnson against; Hillis absent).**  
**On January 25, 2018, after hearing and closing public comment, continued to March 15, 2018 by a vote of +4 -1 (Melgar against; Fong, Johnson absent).**  
**On March 15, 2018, without hearing, continued to May 10, 2018 by a vote of +6 -0 (Melgar absent).**



On May 10, 2018, without hearing, continued to June 7, 2018 by a vote of +6 -0 (Richards absent).

On June 7, 2018, without hearing, continued to June 28, 2018 by a vote of +7 -0.

On June 28, 2018, without hearing, continued to August 23, 2018 by a vote of +6 -0 (Melgar 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.

20. [2017-006758DRP](#) (E. SAMONSKY: (415) 575-9112)  
[1722 27<sup>TH</sup> AVENUE](#) – east side between Moraga and Noriega Street; Lot 046 in Assessor's Block 2023 (District 15) – Request for **Discretionary Review** of Building Permit Application No. 2017.0519.7060, to construct a vertical (third floor) and horizontal rear addition of approximately 1,835 square feet, and to add an accessory dwelling unit (per Ordinance 95-17) to the ground floor of an existing single family home within a RH-1 (Residential, House – One Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Continued from Regular Meeting on June 28, 2018)

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

21. [2016-016222DRP](#) (C. ALEXANDER: (415) 575-8724)  
[2131 41<sup>ST</sup> AVENUE](#) – west side of 41<sup>st</sup> Avenue between Quintara and Rivera Streets; Lot 008 of Assessor's Block 2176 (District 4) - Request for **Discretionary Review** of Building Permit Application 2016.1114.2536 within a RH-1 (Residential, House – One Family) and 40-X Height and Bulk District. The proposal includes the remodel of an existing two story single-family home with a horizontal addition to the rear of the building at the existing first and second levels and a stair penthouse up to the third level roof deck. The proposal also includes 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 Discretionary Review and Approve*

## ADJOURNMENT

### **Privacy Policy**

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

### **Hearing Procedures**

The Planning Commission holds public hearings regularly, on most Thursdays. The full hearing schedule for the calendar year and the Commission Rules & Regulations may be found online at: [www.sfplanning.org](http://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](mailto: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.

<b>Case Type</b>	<b>Case Suffix</b>	<b>Appeal Period*</b>	<b>Appeal Body</b>
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](mailto: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.