

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, April 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:

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

Planning Department, 1650 Mission Street, 4th 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

Disability and language accommodations available upon request to:
commissions.secretary@sfgov.org or (415) 558-6309 at least 48 hours in advance.

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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.

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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. 2011.1356T (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA COMMUNITY FACILITIES DISTRICT – **Planning Code Amendment** regarding a Community Facilities District in Central SoMa. This amendment is part of the larger Central SoMa Plan, to be considered on May 10th, 2018.
(Proposed Continuance to May 10, 2018)

2. 2018-004477PCA (P. IKEZOE: (415) 575-9137)
CENTRAL SOMA HOUSING SUSTAINABILITY DISTRICT – **Business and Tax Regulations Code and Planning Code Amendments** to create the Central South of Market Housing Sustainability District, encompassing an area generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area (an irregular border that generally jogs along Folsom, Howard and Stevenson Streets), and on its southern portion by Townsend Street, to provide a streamlined and ministerial approval process for certain housing projects meeting specific labor, on-site affordability, and other requirements; establishing a fee for applications for residential development permits within the District; making approval findings under the California Environmental Quality Act; making findings of public convenience, necessity, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. *Staff requests a continuance to the May 10th, 2018 hearing for action on this item, and proposes a separate informational item on the topic for the May 3rd, 2018 hearing.*
(Proposed Continuance to May 10, 2018)

3. 2014-003160CUA (D. VU: (415) 575-9120)
3314 CESAR CHAVEZ STREET – north side between Mission Street and South Van Ness Avenue - Lot 012 in Assessor's Block 6571 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1 and 303 for the demolition of an existing 13,000 sq. ft. light industrial building and construction of a 65-ft. tall, six-story and 49,475 sq. ft. mixed-use building that includes approximately 11,430 sq. ft. of ground floor commercial retail and 48,365 sq. ft. of residential use for 58 dwelling units. The proposed project would also include a total 9,020 sq. ft. of private and common residential open space, 62 Class 1 bicycle parking spaces, and an approximately 6,300 sq. ft. basement-level garage for 27 accessory automobile and 1 car-share parking spaces. The subject properties are located within a Mission Street Neighborhood Commercial Transit (NCT) Zoning District and 65-X Height and Bulk District. This action constitutes the

Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting on March 22, 2018)

Note: On February 8, 2018, after hearing and closing public comment, continued to March 22, 2018 by a vote of +5 -0 (Johnson and Hillis absent).

(Proposed Continuance to June 7, 2018)

4. 2015-000988PCA (D. SANCHEZ: (415) 575-9082)
MISSION DISTRICT NON-RESIDENTIAL USES – Planning Code Amendment to require Conditional Use Authorization for Restaurants, as defined in Planning Code Section 102, and for tasting rooms accessory to beer manufacturers with ABC License Type 23 and wine growers with ABC License Type 2, and to prohibit Restaurants with ABC License Type 75 within an area of the Mission Alcoholic Beverage Special Use District generally bounded by Mission Street (including any parcel within the Mission Street Neighborhood Commercial Transit District), 14th Street to Harrison Street to Division Street, Potrero Avenue and Cesar Chavez Street; within the Mission Street Neighborhood Commercial Transit District: limit the number of new Eating and Drinking Uses, as defined in Planning Code Section 102, to prohibit commercial storefront mergers resulting in a non-residential use size of 1,500 gross square feet or larger, to require street-fronting ground floor commercial uses in new developments greater than 10,000 gross square feet, to require Conditional Use authorization before replacing a legacy business, to allow Light Manufacturing uses, as defined in Planning Code Section 102, to allow Non-Retail Professional Services as defined in Planning Code Section 102, and to require additional consideration when analyzing a Conditional Use authorization application; and within the Urban Mixed Use zoning district along South Van Ness Avenue between 14th Street to 19th Street and extending east toward Shotwell Street and west toward Capp Street: extend Production, Distribution, and Repair (PDR) use replacement requirements to certain PDR use sizes; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code Section 302.
(Proposed for Indefinite Continuance)

5. 2017-008121CUA (M. DITO: (415) 575-9164)
1805 DIVISADERO STREET – between Pine and Bush Streets, Lot 058 in Assessor’s Block 1049 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317, and 711 to allow the removal of an unauthorized dwelling unit on the second story, and conversion of the space to a Retail Sales and Service (Gym) use (d.b.a. Core 40) within a NC-2 (Neighborhood Commercial District, Small-Scale) Zoning District and 40-X Height and Bulk District. The subject application seeks to abate Planning Enforcement Case No. 2017-004069ENF and Department of Building Inspection Complaint No. 20177332. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Disapprove
(Continued from Regular hearing on March 8, 2018)
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

6. [2017-001673CND](#) (D. WEISSGLASS: (415) 575-9177)
557 FILLMORE STREET – west side of Fillmore Street between Fell and Oak Streets; Lot 0102 in Assessor’s Block 0827 (District 5) – Request for a **Condominium Conversion** Subdivision, pursuant to Subdivision Code Sections 1332 and 1381, to convert a four-story, six-unit building into residential condominiums. The subject property is located within a RM-1 (Residential – Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The project was determined not to be a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.
Preliminary Recommendation: Approve with Conditions
7. [2017-011152CUA](#) (M. CHRISTENSEN: (415) 575-8742)
1222 HARRISON STREET – north side of Harrison Street, at the west corner of Harrison and 8th Streets, Lot 003 in Assessor’s Block 3756 (District 6) – Request for **Conditional Use Authorization** to establish a public parking garage at the subject property, within the WMUG Zoning District, pursuant to Planning Code Sections 303 and 844.41. The proposed public pay parking garage would occupy a maximum of 45 of the existing parking spaces in the accessory parking garage for the existing development on the site. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
8. [2017-011149CUA](#) (M. CHRISTENSEN: (415) 575-8742)
1750 HARRISON STREET – full block bounded by Division Street, Harrison Street, 14th Street, and Trainor Street, , Lot 051 in Assessor’s Block 3529 (District 9) – Request for **Conditional Use Authorization** to establish a public parking lot at the subject property within the PDR-1-G Zoning District, pursuant to Planning Code Sections 156, 210.3, and 303. The proposed public pay parking lot would occupy the existing accessory parking lot for OfficeMax. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
9. [2018-002387CUA](#) (L. HOAGLAND: (415) 575-6823)
901 BAYSHORE BOULEVARD – south eastern side of Bayshore Boulevard, on the southeast corner at Silver Street; Lot 072 in Assessor’s Block 5402 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 303 and 710, to allow a non-residential use greater than 3,000 square feet within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on April 19, 2018)

C. COMMISSION MATTERS

10. Consideration of Adoption:
 - [Draft Minutes for April 12, 2018](#) – Joint with BIC
 - [Draft Minutes for April 12, 2018](#) – Regular
11. 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

12. Director's Announcements
13. 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.

- 14a. [2007.0946GPA-02](#) (M. SNYDER: (415) 575-6891)
CANDLESTICK POINT HUNTERS POINT SHIPYARD PHASE 2: DEVELOPMENT PROJECT – GENERAL PLAN AMENDMENTS -- The Candlestick Point Hunters Point Shipyard Phase 2 development project consists of roughly 281 acres at Candlestick Point and generally encompasses the former Candlestick Park Stadium and parking lot, the Candlestick Point State Recreational Area, the Alice Griffith Housing development site and a Assessor's Block 4991 / Lot 276 above the stadium site. The Hunters Point Shipyard Phase 2 site encompasses roughly 402 acres and includes all of Hunters Point Shipyard except for the portions referred to as "Hilltop" and "Hillside". Approval of **Amendments to the General Plan** by (1) amending the boundaries of the Candlestick Point Sub-Area Plan of the Bayview Hunters Point Area Plan by removing Assessor's Block 4991 / Lot 276; (2)

amending the Hunters Point Shipyard Area Plan by removing discussion of the previously proposed stadium; and (3) and making conforming changes to Maps throughout the General Plan to be consistent with the new Candlestick Point Sub-Area Plan boundaries. These amendments are to align with and accommodate proposed changes to the Candlestick Point Hunters Point Shipyard Phase 2 development Project such that the resultant project would consist of approximately 10,672 units, 4,265,000 of R&D/Office use, 790,000 gsf of regional retail, 432,000 gsf of neighborhood retail and maker space, along with new schools, public facilities, artist studios, and visitor uses. The Project also includes establishing new streets and development blocks along with approximately of 338 acres of parks and open space. The Candlestick Point portion of the project is within the Bayview Hunters Point Redevelopment Project Area, the Candlestick Point Activity Node Special Use District, and the CP Height and Bulk District; the Hunters Point Shipyard portion of the site is within the Hunters Point Shipyard Redevelopment Project Area, the Hunters Point Shipyard Special Use District and HP Height and Bulk District.

Preliminary Staff Recommendation: Recommend to the Board of Supervisors Approval of Amendments

- 14b. [2007.0946MAP-02](#) (M. SNYDER: (415) 575-6891)
CANDLESTICK POINT – PLANNING CODE MAP AMENDMENT – Candlestick Point is part of the Candlestick Point Hunters Point Shipyard Phase 2 development project and consists of roughly 281 acres and generally encompasses the former Candlestick Park stadium and parking lot, the Candlestick Point State Recreational Area, the Alice Griffith Housing development site and a Assessor’s Block 4991 / Lot 276 above the stadium site. Approval of **Amendments to the Planning Code Maps** by amending Sectional Map SU10 be removing Assessor’s Block 4991 / Lot 276 from the boundaries of the Candlestick Point Activity Node Special Use District; and (2) amend Sectional Map HT10 by redesignating Assessor’s Block 4991 / Lot 276 from CP Height and Bulk designation to 40-X Height and Bulk Designation. These amendments are to align with and accommodate proposed changes to the Candlestick Point Hunters Point Shipyard Phase 2 development Project such that the resultant project would consist of approximately 10,672 units, 4,265,000 gsf of R&D/office use, 790,000 gsf of regional retail, 432,000 gsf of neighborhood retail and maker space, along with new schools, public facilities, artist studios, and visitor uses. The Project also includes establishing new streets and development blocks along with approximately of 338 acres of parks and open space. The Candlestick Point portion of the project is within the Bayview Hunters Point Redevelopment Project Area, the Candlestick Point Activity Node Special Use District, and CP Height and Bulk District.
Preliminary Staff Recommendation: Recommend to the Board of Supervisors Approval of Amendments
- 14c. [2007.0946GPR-03](#) (M. SNYDER: (415) 575-6891)
CANDLESTICK POINT HUNTERS POINT SHIPYARD PHASE 2: DEVELOPMENT PROJECT – GENERAL PLAN CONSISTENCY FINDINGS ASSOCIATED WITH REDEVELOPMENT PLAN AMENDMENTS -- The Candlestick Point Hunters Point Shipyard Phase 2 development project consists of roughly 281 acres at Candlestick Point and generally encompasses the former Candlestick Park Stadium and parking lot, the Candlestick Point State Recreational Area, the Alice Griffith Housing development site and a Assessor’s Block 4991 / Lot 276 above the stadium site. The Hunters Point Shipyard Phase 2 site encompasses roughly 402 acres and includes all of Hunters Point Shipyard except for the portions referred to as “Hilltop” and “Hillside”. **Findings of Consistency** with the General Plan for (1) amendments

to the Bayview Hunters Point Redevelopment Plan; and (2) amendments to the Hunters Point Shipyard Redevelopment Plan. These amendments are to align with and accommodate proposed changes to the Candlestick Point Hunters Point Shipyard Phase 2 development Project such that the resultant project would consist of approximately 10,672 units, 4,265,000 of R&D/Office use, 790,000 gsf of regional retail, 432,000 gsf of neighborhood retail and maker space, along with new schools, public facilities, artist studios, and visitor uses. The Project also includes establishing new streets and development blocks along with approximately of 338 acres of parks and open space. The Candlestick Point portion of the project is within the Bayview Hunters Point Redevelopment Project Area, the Candlestick Point Activity Node Special Use District, and the CP Height and Bulk District; the Hunters Point Shipyard portion of the site is within the Hunters Point Shipyard Redevelopment Project Area, the Hunters Point Shipyard Special Use District and HP Height and Bulk District.

Preliminary Staff Recommendation: Find the Redevelopment Plan Amendments Consistent with the General Plan

- 14d. [2007.0946CWP-02](#) (M. SNYDER: (415) 575-6891)
CANDLESTICK POINT HUNTERS POINT SHIPYARD PHASE 2: DEVELOPMENT PROJECT – AMENDMENTS TO THE CANDLESTICK POINT AND HUNTERS POINT SHIPYARD DESIGN FOR DEVELOPMENT DOCUMENTS -- The Candlestick Point Hunters Point Shipyard Phase 2 development project consists of roughly 281 acres at Candlestick Point and generally encompasses the former Candlestick Park Stadium and parking lot, the Candlestick Point State Recreational Area, the Alice Griffith Housing development site and a Assessor’s Block 4991 / Lot 276 above the stadium site. The Hunters Point Shipyard Phase 2 site encompasses roughly 402 acres and includes all of Hunters Point Shipyard except for the portions referred to as “Hilltop” and “Hillside”. Approval of **Amendments** to (1) **Candlestick Point Design for Development Document** by removing Assessor’s Block 4991 / Lot 276 from the document ; and (2) fully amending the **Hunters Point Shipyard Phase 2 Design for Development document**. These amendments are to align with and accommodate proposed changes to the Candlestick Point Hunters Point Shipyard Phase 2 development Project such that the resultant project would consist of approximately 10,672 units, 4,265,000 of R&D/Office use, 790,000 gsf of regional retail, 432,000 gsf of neighborhood retail and maker space, along with new schools, public facilities, artist studios, and visitor uses. The Project also includes establishing new streets and development blocks along with approximately of 338 acres of parks and open space. The Candlestick Point portion of the project is within the Bayview Hunters Point Redevelopment Project Area, the Candlestick Point Activity Node Special Use District, and the CP Height and Bulk District; the Hunters Point Shipyard portion of the site is within the Hunters Point Shipyard Redevelopment Project Area, the Hunters Point Shipyard Special Use District and HP Height and Bulk District.
Preliminary Staff Recommendation: Approve
15. [2016-001738CUA](#) (D. VU: (415) 575-9120)
1140-1150 HARRISON STREET – north side between Langton Street and Berwick Place, Lot 023 in Assessor’s Block 3755 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 263.29, 823 and 303 to allow demolition of an existing 75,625 sq. ft. industrial building and the new construction of a six- to seven-story, 65-ft. tall and 427,936 sq. ft., mixed-use development containing six ground-floor commercial units with accessory residential use, up to 371 dwelling units, 29,815 sq. ft. of open space, a mid-

block public pedestrian alley, and a 69,547 sq. ft. basement garage for 170 residential and three car-share parking spaces, two service vehicle loading spaces, and 420 Class 1 & 2 bicycle parking spaces. The project is also requesting exceptions to the Planning Code requirements for rear yard (Section 134), permitted obstructions (Section 136), dwelling unit exposure (Section 140), off-street parking (Section 151.1), off-street loading (Section 152.1), building height (Section 260), height limits for narrow streets (Section 261.1), and mid-block alley (Section 270.2). The subject property is located in a WMUG (Western SoMa Mixed-Use-General) Zoning District and 55/65-X Height and Bulk District. This notice also meets Section 312 requirements for public notification. 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

16. [2016-000556CUA](#) (E. JONCKHEER: (415) 575-8728)
284 ROOSEVELT WAY – west side of Roosevelt Way between Masonic and Park Hill Avenues, Lot 037 in Assessor’s Block 2607 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to legalize the tantamount to demolition of the existing single-family home, and to permit the construction of an approximately 4,020 square foot, three-story-over-garage, two-family home. The project site is located within a Residential House, Two-Family (RH-2) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

17. [2017-010579CUA](#) (N. TRAN: (415) 575-9174)
1443 NORIEGA STREET – south side of Noriega Street, at the corner of 22nd Avenue, Lot 010A in Assessor’s Block 2058 (District 4) – Request for **Conditional Use Authorization** for change of use from foot/chair massage to massage establishment (d.b.a. “Sweet & Smile Massage”) at the subject property, pursuant to Planning Code Sections 303 and 731. Interior tenant improvement is proposed with no changes to the building exterior. The project site is located within a NCD (Noriega Street Neighborhood Commercial District) and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

18. [2016-007461CUA](#) (C. MAY: (415) 575-9087)
2 LUPINE AVENUE – west end of Lupine Avenue, at the corner of Dicha Alley, Lot 039 in Assessor’s Block 1069 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 207 and 303 to permit the construction of a two-story single-family dwelling on a vacant portion of the subject property currently occupied by a three-story, 5-unit residential building. The project site is located within a Residential House, Three-Family (RH-3) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

19. [2016-005799CUA](#) (E. TUFFY: (415) 575-9191)
425 MASON STREET – west side of Mason Street between Geary and Post Streets, Lot 002 in Assessor’s Block 0306 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, to allow for conversion of the historic Spring Valley Water Company building (Constructed in 1922; Willis Polk, architect) from Office to Hotel use. The project would preserve historic lobby features subject to a Preservation Easement, create 77 tourist hotel rooms on the upper floors and establish a rooftop lounge within the existing 1-story penthouse structure. A new stair penthouse would provide a second means of egress for a roof deck. The project site is located within a Downtown General Commercial (C-3-G) Zoning District and 80-130-F Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
- 20a. [2016-016161DNX](#) (E. TUFFY: (415) 575-9191)
120 STOCKTON STREET – east side of Stockton Street between O’Farrell and Geary Streets, Lot 017 in Assessor’s Block 0313 (District 3) – Request for **Downtown Project Authorization**, pursuant to Planning Code Section 309, with exceptions from the height requirement of Planning Code Sections 263.8, 270 and 272, from the bulk requirement of Planning Code Section 270, and from the ground-level wind speed requirement of Planning Code Section 148. The application under review is part of a project proposal to convert an existing, 250,021sf single-tenant retail building for multi-tenant use. The project site is located within a Downtown Commercial Retail (C-3-R) Zoning District and 80-130-F Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
- 20b. [2016-016161CUA](#) (E. TUFFY: (415) 575-9191)
120 STOCKTON STREET – east side of Stockton Street between O’Farrell and Geary Streets, Lot 017 in Assessor’s Block 0313 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303, to allow for more than 5,000 sf of office use as part of a proposal to convert an existing, 250,021sf single-tenant retail building for multi-tenant use. The project site is located within a Downtown Commercial Retail (C-3-R) Zoning District and 80-130-F Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
- 20c. [2016-016161OFA](#) (E. TUFFY: (415) 575-9191)
120 STOCKTON STREET – east side of Stockton Street between O’Farrell and Geary Streets, Lot 017 in Assessor’s Block 0313 (District 3) – Application for **Office Allocation**, pursuant to Planning Code Sections 210.2 and 321, to establish 49,999 square feet of office use as part of a proposal to convert an existing, 250,021sf single-tenant retail building for multi-tenant use. The project site is located within a Downtown Commercial Retail (C-3-R) Zoning District and 80-130-F Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

21. [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

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.

22. [2017-001920DRP-02](#) (C. MAY: (415) 575-9087)
3747 JACKSON STREET – south side of Jackson Street between Cherry and Maple Streets, Lot 021 in Assessor’s Block 0989 (District 1) – Requests for **Discretionary Review** of Building Permit Application No. 2017.04.14.4072 proposing the construction of 1- and 3-story horizontal rear additions, a 4th floor vertical addition, the expansion of the existing basement level to accommodate an additional off-street parking space, minor alterations to the front façade, and interior alterations to the existing single-family dwelling within a Residential House, One-Family (RH-1) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

ADJOURNMENT

Privacy Policy

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

Hearing Procedures

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

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

- ❖ When speaking before the Commission in City Hall, Room 400, please note the timer indicating how much time remains. Speakers will hear two alarms. The first soft sound indicates the speaker has 30 seconds remaining. The second louder sound indicates that the speaker's opportunity to address the Commission has ended.

Sound-Producing Devices Prohibited: The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (*67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For most cases (CU's, PUD's, 309's, etc...) that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue(s) by the Director or a member of the staff.
2. A presentation of the proposal by the Project Sponsor(s) team (includes sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed 10 minutes, unless a written request for extension not to exceed a total presentation time of 15 minutes is received at least 72 hours in advance of the hearing, through the Commission Secretary, and granted by the President or Chair.
3. A presentation of opposition to the proposal by organized opposition for a period not to exceed 10 minutes (or a period equal to that provided to the project sponsor team) with a minimum of three (3) speakers. The intent of the 10 min block of time provided to organized opposition is to reduce the number of overall speakers who are part of the organized opposition. The requestor should advise the group that the Commission would expect the organized presentation to represent their testimony, if granted. Organized opposition will be recognized only upon written application at least 72 hours in advance of the hearing, through the Commission Secretary, the President or Chair. Such application should identify the organization(s) and speakers.
4. **Public testimony from proponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
5. **Public testimony from opponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
6. Director's preliminary recommendation must be prepared in writing.
7. Action by the Commission on the matter before it.
8. In public hearings on Draft Environmental Impact Reports, all speakers will be limited to a period not to exceed three (3) minutes.
9. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
10. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair;
11. A motion to approve; approve with conditions; approve with amendments and/or modifications; disapprove; or continue to another hearing date, if seconded, shall be voted on by the Commission.

Every Official Act taken by the Commission must be adopted by a majority vote of all members of the Commission, a minimum of four (4) votes. A failed motion results in the disapproval of the requested action, unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

For Discretionary Review cases that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue by the Director or a member of the staff.

2. A presentation by the DR Requestor(s) team (includes Requestor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed five (5) minutes for each requestor.
3. Testimony by members of the public in support of the DR would be up to three (3) minutes each.
4. A presentation by the Project Sponsor(s) team (includes Sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period up to five (5) minutes, but could be extended for a period not to exceed 10 minutes if there are multiple DR requestors.
5. Testimony by members of the public in support of the project would be up to three (3) minutes each.
6. DR requestor(s) or their designees are given two (2) minutes for rebuttal.
7. Project sponsor(s) or their designees are given two (2) minutes for rebuttal.
8. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

The Commission must Take DR in order to disapprove or modify a building permit application that is before them under Discretionary Review. A failed motion to Take DR results in a Project that is approved as proposed.

Hearing Materials

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 1650 Mission Street, Suite 400, by 5:00 p.m. and should include fifteen (15) hardcopies and a .pdf copy must be provided to the staff planner. Correspondence submitted to the Planning Commission after eight days in advance of a hearing must be received by the Commission Secretary no later than the close of business the day before a hearing for it to become a part of the public record for any public hearing.

Correspondence submitted to the Planning Commission on the same day, must be submitted at the hearing directly to the Planning Commission Secretary. Please provide ten (10) copies for distribution. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission, must include a copy to the Commission Secretary (commissions.secretary@sfgov.org) for it to become a part of the public record.

These submittal rules and deadlines shall be strictly enforced and no exceptions shall be made without a vote of the Commission.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

Appeals

The following is a summary of appeal rights associated with the various actions that may be taken at a Planning Commission hearing.

Case Type	Case Suffix	Appeal Period*	Appeal Body
Office Allocation	OFA (B)	15 calendar days	Board of Appeals**
Conditional Use Authorization and Planned Unit Development	CUA (C)	30 calendar days	Board of Supervisors
Building Permit Application (Discretionary Review)	DRP/DRM (D)	15 calendar days	Board of Appeals
EIR Certification	ENV (E)	30 calendar days	Board of Supervisors
Coastal Zone Permit	CTZ (P)	15 calendar days	Board of Appeals
Planning Code Amendments by Application	PCA (T)	30 calendar days	Board of Supervisors
Variance (Zoning Administrator action)	VAR (V)	10 calendar days	Board of Appeals
Large Project Authorization in Eastern Neighborhoods	LPA (X)	15 calendar days	Board of Appeals
Permit Review in C-3 Districts, Downtown Residential Districts	DNX (X)	15-calendar days	Board of Appeals
Zoning Map Change by Application	MAP (Z)	30 calendar days	Board of Supervisors

* Appeals of Planning Commission decisions on Building Permit Applications (Discretionary Review) must be made within 15 days of the date the building permit is issued/denied by the Department of Building Inspection (not from the date of the Planning Commission hearing).

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.