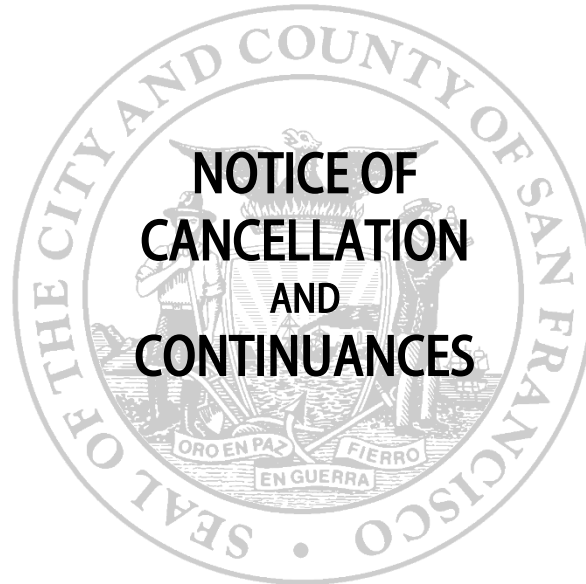


SAN FRANCISCO PLANNING COMMISSION



**Thursday,
February 17, 2022**

Regular Meeting

NOTICE IS HEREBY GIVEN that the **Thursday, February 17, 2022**, San Francisco Planning Commission Regular Meeting has been canceled. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, February 24, 2022**.

Commissioners:

Rachael Tanner, President
Kathrin Moore, Vice President
Sue Diamond, Frank Fung,
Theresa Imperial, Joel Koppel

Commission Secretary:

Jonas P. Ionin

Hearing Materials are available at:

Website: <http://www.sfplanning.org>
Planning Department
49 South Van Ness, Ste 1400
San Francisco, CA 94103

Disability and language accommodations available upon request to:
commissions.secretary@sfgov.org or (628) 652-7589 at least 48 hours in advance.

A. THE FOLLOWING ITEMS SHALL BE CONTINUED TO THE DATES NOTED

1. 2021-009988CUA (E. WU: (628) 652-7415)
360 SPEAR STREET – south side between Harrison Street and Folsom Street; Lot 009 of Assessor’s Block 3745 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 827, to establish a non-residential use over 25,000 Square feet within the RH DTR (Rincon Hill Downtown Residential) Zoning District and 105-X Height and Bulk District. Project proposes to convert 34,262 of existing Office and Internet Service Exchange (ISE) Use to Office, Laboratory, and Wholesales Sales Use. No expansion is done. Project is qualified for 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 to February 24, 2022

2. 2019-022850ENV (D. LEWIS: (628) 652-7543)
1101-1123 SUTTER STREET – Certification of the **Final Environmental Impact Report** (EIR) – The project site is composed of the eastern half of the block bounded by Larkin Street to the east, Polk Street to the west, Sutter Street to the north and Hemlock Street to the south (Assessor’s block/lot 0692/001 and 0692/019). The proposed project would rehabilitate the existing three-story building at 1101 Sutter Street and demolish the existing one-story plus partial mezzanine building at 1123 Sutter Street for the construction of a new 14-story, 152-foot-tall building. The proposed project would provide 221 residential units, 4,146 square feet of commercial use, 4,069 square feet of childcare use, 11,947 square feet of open space, 55 vehicular parking spaces, and 176 bicycle parking spaces. The buildings at 1101 and 1123 Sutter are both historic resources for purposes of the California Environmental Quality Act. The project would use the Individually Requested State Density Bonus Program and provide affordable housing units onsite. The project site is located within the Polk Street NCD (Neighborhood Commercial District) and 65-A and 130-E Height and Bulk Districts.
Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on October 5, 2021. 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 to March 3, 2022

3. 2019-022850CUA (K. GUY: (628) 652-7325)
1101-1123 SUTTER STREET – south side between Larkin and Polk Streets; Lots 1 & 009 in Assessor’s Block 0692 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 121.2, and 303 to allow development of a lot exceeding 2,500 square feet, and to allow non-residential uses exceeding 2,000 square feet within the Polk Street NCD (Neighborhood Commercial District) and the 65-A and 130-E Height and Bulk Districts. The proposed project (“Project”) would renovate and incorporate the existing building at 1101 Sutter Street into the development, demolish the existing building at 1123 Sutter Street, and construct a new 14-story building reaching a height of approximately 152 feet. The Project would contain a total of 221 dwelling units (including 44 dwelling units provided as on-site affordable units). The Project also includes a 4,069 square foot childcare center, 4,146 square feet of ground-floor commercial uses, 55 vehicle parking

spaces, and two carshare parking spaces. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 50% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project requests one incentive related to the width of parking and loading entries, as well as five waivers related to exposure, height, bulk, rear yard, and setbacks on narrow streets. 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 to March 3, 2022

4. 2021-001932DRP (D. WINSLOW: (628) 652-7335)
649 28TH STREET – south side between Diamond and Douglass Streets; Lot 025 in Assessor's Block 7520 (District 8) – Request for **Discretionary Review** of Building Permit No. 2021.0201.3766 to construct a rear horizontal and vertical addition to a two-story, one-family residential building within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
Continued to March 3, 2022

5. 2018-009081CUA (M. DITO: (628) 652-7358)
2055 CHESTNUT STREET – south side between Fillmore Street and Mallorca Way; property also fronts Lombard Street between Fillmore and Steiner Streets; Lot 009 in Assessor's Block 0491 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 304, for a Planned Unit Development (PUD) to construct a 40-foot-tall three-story mixed-use building with 49 dwelling units over approximately 36,000 square feet of commercial uses on the ground floor. The proposed building contains 80 bicycle parking spaces, a basement level parking garage with 20 vehicle parking spaces, and one off-street loading space on the Lombard Street frontage. There is approximately 6,000 square feet of common usable roof deck open space available to the dwelling units. The project proposes to demolish the existing one-story building and surface level parking lot. The subject property is located within both a NC-2 (Small-Scale Neighborhood Commercial) and NC-3 (Moderate-Scale Neighborhood Commercial) 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 to March 24, 2022

6. 2019-022830AHB (C. MAY: (628) 652-7359)
3055 CLEMENT STREET – southeast corner of 32nd Avenue; Lot 043 of Assessor's Block 1463 (District 1) – Request for **HOME-SF Project Authorization**, pursuant to Planning Code Sections 206.3, 328, and 710, to allow the construction of a six-story, 62-foot tall residential building containing seven dwelling units totaling approximately 10,562 square feet above approximately 614 square feet of ground floor commercial space 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 November 18, 2021)

Continued to March 24, 2022

7. 2021-001219DRM (D. WINSLOW: (628) 652-7335)
1228 FUNSTON AVENUE – between Irving Street and Lincoln Way; Lot 039 in Assessor’s Block 1738 (District 5) – **Mandatory Discretionary Review** of Building Permit No. 2021.0113.2631 to legalize a three-story horizontal addition to the rear and façade alterations performed without benefit of a permit and to add a second dwelling unit at the ground level behind the garage 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 Take Discretionary Review and Approve with Modifications
(Continued from Regular hearing on December 16, 2021)
Continued to April 14, 2022