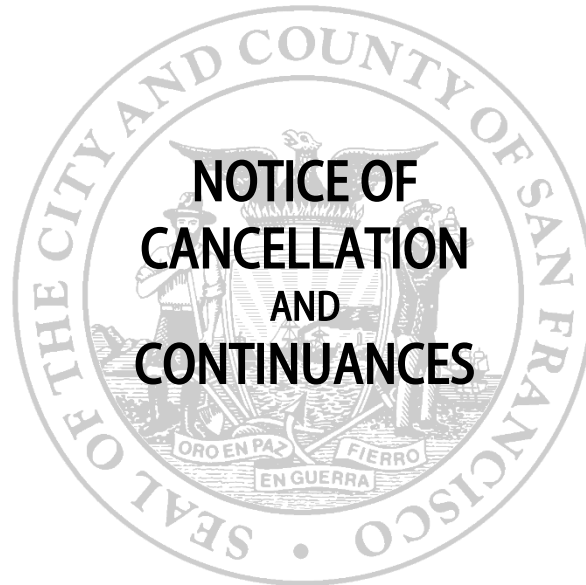


SAN FRANCISCO PLANNING COMMISSION



NOTICE OF CANCELLATION AND CONTINUANCES

**Thursday,
June 2, 2022**

Regular Meeting

NOTICE IS HEREBY GIVEN that the **Thursday, June 2, 2022**, San Francisco Planning Commission Regular Meeting has been canceled. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, June 9, 2022**.

Commissioners:

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

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. 2021-010017AHB (C. FEENEY: (628) 652-7313)
5250 THIRD STREET –west side between Thornton and Williams Avenues; Lots 005, 006, 007, 008, 009, and 010 of Assessor’s Block 5411 (District 10) – Request for **HOME-SF Project Authorization**, pursuant to Planning Code Sections 206.3, 328, and 737, to allow construction of a seven-story, 124-foot-tall building containing 100 dwelling units on a vacant lot. The project includes Zoning Modifications for inner courts as open space and Exceptions for the rear yard and dwelling unit exposure. The building will provide 3,330 square feet of common amenity space, 100 Class 1 and six Class 2 bicycle parking spaces, 5,875 square feet of common open space, and private decks for 90 of the proposed units, within the Bayview NCD (Neighborhood Commercial District) Zoning District, Third Street SUD (Special Use District), and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Condition
Continued to June 16, 2022
2. 2021-012569DRM (J. HORN: (628) 652-7366)
1 LA AVANZADA STREET – Sutro Tower; Lot 003 in Assessor’s Block 2724 (District 7) –Request is for **Mandatory Discretionary Review**, pursuant to Planning Code Section 306.9, of Building Permit Application No. 2021.1123.3043, proposing a voluntary upgrade to Sutro Tower through the replacement of the cladding on interior faces of horizontal levels two, three and four within a RH-1(D) (Residential House, One-Family-Detached) 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 with Conditions
Continued to July 14, 2022
3. 2021-005342ENX (C. FEENEY: (628) 652-7313)
925 BRYANT STREET –southeast corner of Langton Street; Lot 077 of Assessor’s Block 3780 (District 6) – Request for an Eastern Neighborhoods **Large Project Authorization**, pursuant to Planning Code Sections 206.6, 329, and 843, to allow demolition of an existing 36-foot-tall warehouse and parking lot and construction of a seven-story, 75-foot-tall residential building containing 216 Group Housing dwelling units (including 35 units provided on-site as affordable housing units). 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 two incentives for Rear Yard Setback (Planning Code Sec. 134) and Active Street Frontages (Sec. 145.1(b)(2)), and seven waivers for Usable Open Space (Sec. 135), Dwelling Unit Exposure (Sec. 140), Ground Floor Ceiling Height (Sec. 145.1(c)(4)), Off-Street Freight Loading spaces (Sec. 152.1), Height Limit (Sec. 260), Narrow Street Controls (Sec. 261.1), and Horizontal Mass Reduction (Sec. 270.1), within the UMU (Urban Mixed-Use District) Zoning District and 48-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 to July 28, 2022

9. [2019-023083CUA](#) (M. GIACOMUCCI: (628) 652-7414)
2955 MISSION STREET – east side between 25th and 26th Streets; Lot 025 in Assessor's Block 6528 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 and Adoption of Findings Related to State Density Bonus pursuant to Planning Code Section 206.6 demolish an existing two-story mixed-use building containing one commercial unit and one owner-occupied residential unit, and construct a new six-story mixed-use building with a ground floor commercial unit and 18 residential units above, requesting waivers from Rear Yard (Planning Code Section 134), Dwelling Unit Exposure (Planning Code Section 140), and Building Height (Planning Code Section 260) within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X/65-B Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on April 14, 2022)
Continued to June 9, 2022
10. [2021-001866CUA](#) (M. DITO: (628) 652-7358)
246-250 ALMA STREET – north side between Stanyan and Shrader Streets; Lot 051 in Assessor's Block 1282 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303 and 317 for the removal of a dwelling unit via residential merger. The subject property is a three-story, three-family dwelling. Each dwelling unit is a residential flat that occupies an entire floor. The project proposes to remove the second floor flat. The first and third floor dwelling units are proposed to expand into the second floor, with each occupying half of the floor. The building will be reduced from three to two dwelling units. An Accessory Dwelling Unit is proposed in an existing accessory structure in the rear to replace the removed dwelling unit. The project also requires Planning Commission review for the removal of a residential flat, pursuant to Planning Commission Resolution No. 20024. The project site is located within a RH-2 (Residential, House – Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
Continued to June 9, 2022