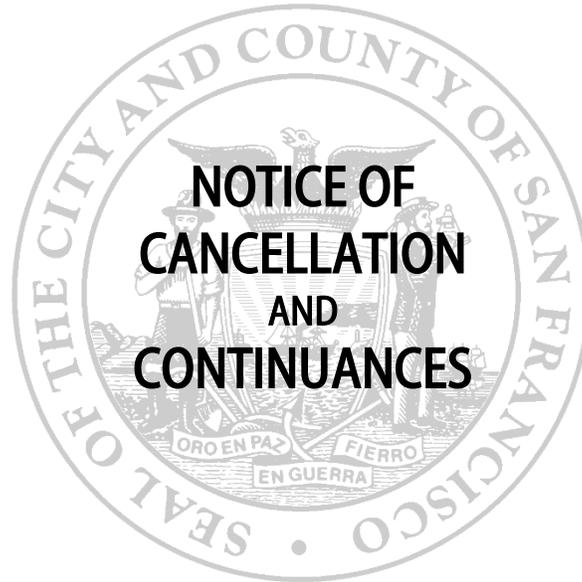


# SAN FRANCISCO PLANNING COMMISSION



**Thursday,  
September 1, 2022**

**Regular Meeting**

**NOTICE IS HEREBY GIVEN** that the **Thursday, September 1, 2022** San Francisco Planning Commission Regular Meeting has been canceled. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, September 8, 2022**.

Commissioners:

Kathrin Moore, Vice President  
Sue Diamond, 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](mailto: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. 2019-022830AHB (C. MAY: (628) 652-7359)  
3055 CLEMENT STREET – southeast corner of Clement Street and 32nd Avenue; Lot 043 in 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 nine dwelling units totaling approximately 11,123 square feet above approximately 632 square feet of ground floor commercial space within a NC-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\(h\)](#).  
**Continued to September 8, 2022**
  
2. 2021-002738CUA (J. HORN: (628) 652-7366)  
485 DUNCAN STREET – southeast corner of Noe Street; Lot 027B in Assessor's Block 6602 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to allow the demolition of an existing 1,124 square-foot, one-story-over-garage one-family dwelling and to construct a new 4,726 gross-square-foot, three-story two-family dwelling which includes a 3,313 square-foot, two-bedroom dwelling unit and a 1,413-square-foot two-bedroom dwelling unit, 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 September 15, 2022**
  
3. 2020-006679CRV (L. HOAGLAND: (628) 652-7320)  
1196 COLUMBUS AVENUE/2568 AND 2588 JONES STREET – north side of Columbus Avenue, on the east side of the intersection with Jones and Bay Streets; Lot 007 in Assessor's Block 0043 (District 3) – Request for **Adoption of Findings** Related to State Density Bonus pursuant to Planning Code Section 206.6 to demolish an existing one-story commercial building and construct a new 28,865 gross square foot (gsf), six-story, 65-foot-tall residential building with 56 group housing rooms, within a C-2 (Community Business District) Zoning District and 40-X Height and Bulk District. The Project seeks two waivers from the Planning Code for: 1) Rear Yard (Section 134) and 2) Building Height (Section 260). The Project is not seeking any concessions and incentives. 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: Adopt*  
**Continued to September 15, 2022**