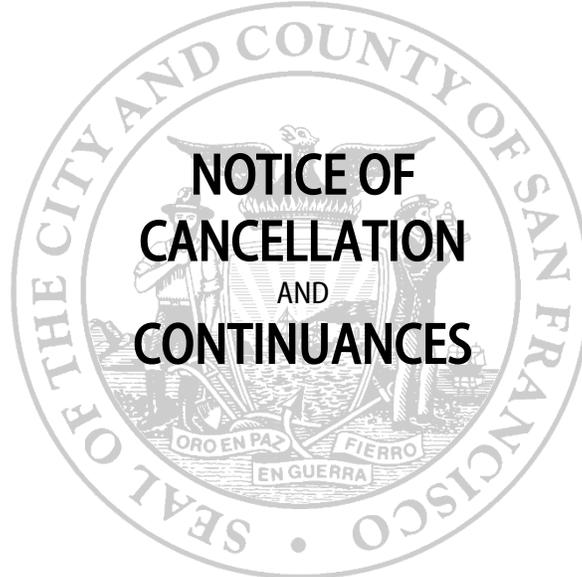


**SAN FRANCISCO
PLANNING COMMISSION
AND
HISTORIC PRESERVATION COMMISSION**



**NOTICE OF
CANCELLATION
AND
CONTINUANCES**

**Thursday,
May 18, 2023
Special Hearing**

NOTICE IS HEREBY GIVEN that the **Joint Hearing for Planning and Historic Preservation Commissions for Thursday, May 18, 2023, at 10:00 am** has been canceled. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, May 25, 2023**. The next Regular Meeting of the Historic Preservation Commission is scheduled for **Wednesday, June 7, 2023**.

Planning Commissioners:
Rachael Tanner, President
Kathrin Moore, Vice-President
Derek Braun, Sue Diamond, Theresa Imperial,
Joel Koppel, Gabriella Ruiz

Historic Preservation Commissioners:
Diane Matsuda, President
Ruchira Nageswaran, Vice President
Chris Foley, Richard S.E. Johns,
Lydia So, Jason Wright

Commission Secretary:
Jonas P. Ionin

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

- 2a. [2022-005693PCA](#) (A. MERLONE: (628) 652-7534)
NIGHTTIME ENTERTAINMENT CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT – Planning Code Amendment – Ordinance, to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor; and affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Recommend Approval with Modifications to the Planning Commission
(Continued from Canceled Joint hearing on April 13, 2023)
(Historic Preservation Commission Action Only)
Continued to June 8, 2023 for Joint hearing at 10:00 am
- 2b. [2022-004208COA](#) (A. WESTHOFF: (628) 652-7314)
THE CASTRO THEATRE, 429-431 CASTRO STREET – east side between 17th and 18th Streets; Assessor’s Block 3582, Lot 085 (District 8) – Request for **Certificate of Appropriateness** pursuant to Planning Code Section 1006 for interior and exterior alterations including: restoration/conservation/repair of interior historic features; removal of ground floor level seats, installation of tiered levels with chair lifts at the ground floor auditorium, installation of four counters, stage alterations, restroom improvements, construction of a new one-story rear addition, installation of a new HVAC system, rear stair replacement, and installation of a new front security gate. The Castro Theater is currently designated as Landmark No. 100 in Article 10 of the San Francisco Planning Code. The subject property falls within the Castro NCD (Neighborhood Commercial District) Zoning District, Castro LGBTQ Cultural District, and 65-B Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Continued from Canceled Joint hearing on April 13, 2023)
(Historic Preservation Commission Action Only)
Continued to June 8, 2023 for Joint hearing at 10:00 am
- 3a. [2022-005693PCA](#) (A. MERLONE: (628) 652-7534)
NIGHTTIME ENTERTAINMENT CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT – Planning Code Amendment – Ordinance, to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor; and affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
(Continued from Canceled Joint hearing on April 13, 2023)
(Planning Commission Action Only)
Continued to June 8, 2023 for Joint hearing at 10:00 am

- 3b. [2022-005675CUA](#) (A. WESTHOFF: (628) 652-7314)
429 CASTRO STREET – east side between 17th and 18th Streets; Assessor’s Block 3582, Lot 085 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 182(b), 303, and 715, to establish Nighttime Entertainment and a Bar Use on the first and second stories, alongside the existing Movie Theater Use within the existing multi-story Article 10 Landmark theater building, located in the Castro LGBTQ Cultural District. This Conditional Use Authorization requires a legislative amendment to the Planning Code to require a Conditional Use Authorization to establish a Nighttime Entertainment use on the second floor within the Castro Street NCD Zoning District (Board of Supervisors File Nos. 220709 and 220862). The subject property falls within the Castro NCD (Neighborhood Commercial District) Zoning District, Castro LGBTQ Cultural District, and 65-B Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission’s 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 Canceled Joint hearing on April 13, 2023)
(Planning Commission Action Only)
Continued to June 8, 2023 for Joint hearing at 10:00 am