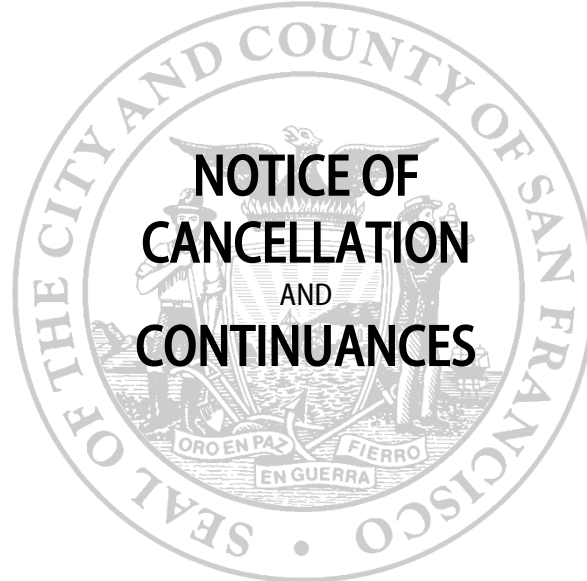


**SAN FRANCISCO  
PLANNING COMMISSION  
AND  
HISTORIC PRESERVATION COMMISSION**



**NOTICE OF  
CANCELLATION  
AND  
CONTINUANCES**

**Thursday,  
June 8, 2023  
Special Hearing**

**NOTICE IS HEREBY GIVEN** that the **Joint Hearing for the Planning and Historic Preservation Commissions for Thursday, June 8, 2023, at 10:00 am** has been canceled. The next **Joint Hearing for the Planning and Historic Preservation Commissions** is scheduled for **Thursday, June 15, 2023, at 11:00 am**.

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, Lydia So, Jason Wright,  
Robert Vergara

Commission Secretary:  
Jonas P. Ionin

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 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 May 18, 2023)  
**(Historic Preservation Commission Action Only)**  
**Continued to June 15, 2023 for Joint hearing at 11:00 am**
- 2b. [2022-004208COA](#) (A. WESTHOFF: (628) 652-7314)  
**THE CASTRO THEATRE, 429-431 CASTRO STREET** – east side between 17<sup>th</sup> and 18<sup>th</sup> 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 May 18, 2023)  
**(Historic Preservation Commission Action Only)**  
**Continued to June 15, 2023 for Joint hearing at 11:00 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 May 18, 2023)  
**(Planning Commission Action Only)**  
**Continued to June 15, 2023 for Joint hearing at 11:00 am**

- 3b. [2022-005675CUA](#) (A. WESTHOFF: (628) 652-7314)  
429 CASTRO STREET – east side between 17<sup>th</sup> and 18<sup>th</sup> 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 May 18, 2023)  
**(Planning Commission Action Only)**  
**Continued to June 15, 2023 for Joint hearing at 11:00 am**
4. 2023-003676PCAMAP (A. STARR: (628) 652-7533)  
PLANNING CODE, ZONING MAP - HOUSING PRODUCTION [BF 230446] – **Planning Code and Zoning Map Amendments** – Ordinance amending the Planning Code to encourage housing production, by 1) streamlining construction of housing citywide, but outside of Priority Equity Geographies, as defined; 2) streamlining development of housing on large lots 3) allowing construction of buildings to the allowable height limit; 4) streamlining review of State Density Bonus projects; 5) streamlining construction of additional units in lower density zoning districts; 6) streamlining process for senior housing; 7) exempting certain affordable housing projects from development fees; 8) amending rear yard, front setback, lot frontage and minimum lot size requirements; 9) amending residential open space requirements; 10) allowing additional uses on the ground floor in residential buildings; 11) allowing homeless shelters and group housing in residential districts; 12) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; and 13) allowing administrative review of reasonable accommodations; amending the Zoning Map to create the Priority Equity Geographies Special Use District; affirming the Planning Department’s determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.  
*Preliminary Recommendation: Recommend Approval with Modifications*  
**Continued to June 29, 2023**
5. 2023-001184CUA (H. SAMUELS: (628) 652-7545)  
1310 JUNIPERO SERRA BOULEVARD – southernmost point of Junipero Serra Boulevard; Lot 005 in Assessor's Block 7380 (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 209.1, and 303, to permit the installation of a Wireless Macro site containing six (6) new antennas on three (3) existing golf course hitting nets, six (6) new RRUs, a concrete pad for corresponding equipment within a RH-

1(D) (Residential-House, One Family Detached) Zoning District and 40-X 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 Indefinitely**

6. 2022-006976CUA (C. FEENEY: (628) 652-7313)  
1541 POLK STREET – west side between Sacramento and California Streets; Lot 002 in Assessor's Block 0643 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 723 to establish an approximately 4,080 square foot Cannabis Retail use (d.b.a. Element 7) with no on-site smoking or vaporizing permitted, on the ground floor of a one-story, single-storefront commercial building, within the Polk Street NCD (Neighborhood Commercial District) Zoning District and 65-A Height and Bulk District. There will be no expansion of the existing building envelope. 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 to June 29, 2023**

7. 2023-000711CUA (M. GIACOMUCCI: (628) 652-7414)  
1060 HOWARD STREET – north side between Russ and 7<sup>th</sup> Streets; Lot 022 in Assessor's Block 3726 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.8 and 303 to convert a total of 15,900 square feet of Production, Distribution, and Repair use on the first through third floors of the subject property to Institutional Community Use (d.b.a. "Swords to Plowshares") within a MUG (Mixed Use-General) Zoning District and 85-X 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 to September 14, 2023**

8. [2023-002918CUA](#) (D. SPYCHER: (628) 652-7588)  
1615 POLK STREET – northwest corner of Sacramento Street; Lot 004 in Assessor's Block 0622 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 723 to permit a Sole Practitioner Massage Establishment (d.b.a. Massage by Tida), a Health Services use, in an approximately 250 square foot vacant commercial space on the second floor previously occupied by an Institutional use (d.b.a. Polarity Therapy Institute). No interior or exterior tenant improvements are proposed. There will be no expansion of the existing envelope. New business signage for the commercial space will be filed under a separate permit. The subject property is located within the Polk Street NCD (Neighborhood Commercial District) Zoning District and 65-A 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 to June 15, 2023**