

SAN FRANCISCO PLANNING COMMISSION

Notice of Cancellation and Continuances

**Thursday, January 4, 2024
12:00 p.m.
Regular Meeting**

NOTICE IS HEREBY GIVEN that the **Thursday, January 4, 2024**, San Francisco Planning Commission Regular Meeting has been canceled. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, January 11, 2024**.

Commissioners

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

Commission Secretary

Jonas P. Ionin

Hearing Materials Are Available At

Website: <https://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.

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

1. 2022-000112ENV (L. WHITE: (628) 652-7557)
ISLAIS CREEK BRIDGE PROJECT – The Islais Creek Bridge is located on Third Street over the Islais Creek channel in San Francisco’s Bayview neighborhood. **Review and comment** before the Planning Commission on the Draft Environmental Impact Report for the proposed project. The City and County of San Francisco is proposing to replace the existing Islais Creek Bridge along Third Street in San Francisco. The existing bridge is structurally deteriorated and seismically deficient. The proposed replacement bridge would meet current structural and seismic standards, accommodate new transit tracks, travel lanes for private vehicles, two pedestrian/bicycle paths, and would be resilient to predicted sea-level-rise impacts. Construction is estimated to be approximately 24 months and would begin no sooner than spring 2025. Public comment for this DEIR is from November 30, 2023, till 5:00PM on January 22, 2024. The areas adjacent to the project site are in the Production, Distribution, and Repairs (PDR-2) and Heavy Industrial (M-2) Zoning Use Districts.
Preliminary Recommendation: Review and Comment
Continued to January 11, 2024

2. 2022-001394CUA (C. ENCHILL: (628) 652-7551)
1526 POWELL STREET – east side Vallejo Street and Green Street; Lot 025 in Assessor’s Block 0130 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section Section 121.1 for development on a lot exceeding 2,500 square feet and Sections 155(t) and 303 to install a garage within the North Beach Neighborhood Commercial District (NCD). Request for State Density Bonus pursuant to Planning Code Section 206.6 to achieve an additional 7 units over the base density of 13 units, for a total of 20 units, one Concession/Incentive to allow residential use at the ground floor and four Waivers including: Rear Yard (Section 134), Dwelling Unit Exposure (Section 140), Building Height (Section 260) and Secretary of the Interior’s Standards for the Treatment of Historic Properties (Section 780.3), within the North Beach NCD (Neighborhood Commercial District), North Beach Specific Use District (SUD), Group Housing SUD and 40-X Height and Bulk District. The project would effectively demolish a one-story over basement light-industrial building that is a historic resource while retaining the front façade, and construct a six-story residential addition. The Planning Department found that the project qualifies for a Housing Element General Plan evaluation pursuant to 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 Regular hearing on November 16, 2023)
Continued to January 18, 2024

3. 2022-008254CUA (M. LAUSH: (628) 652-7339)
2351 MISSION STREET – east side between 19th and 20th Streets; Lot 024 in Assessor’s Block 3595 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 145.2, 249.60, 754 and 303 to establish an Outdoor Activity Area for an existing restaurant (d.b.a. Casements) in the subject property’s public parking lot and to expand the existing liquor establishment within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X and 55-X Height and Bulk Districts. 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 Regular hearing on November 9, 2023)
Continued to January 25, 2024