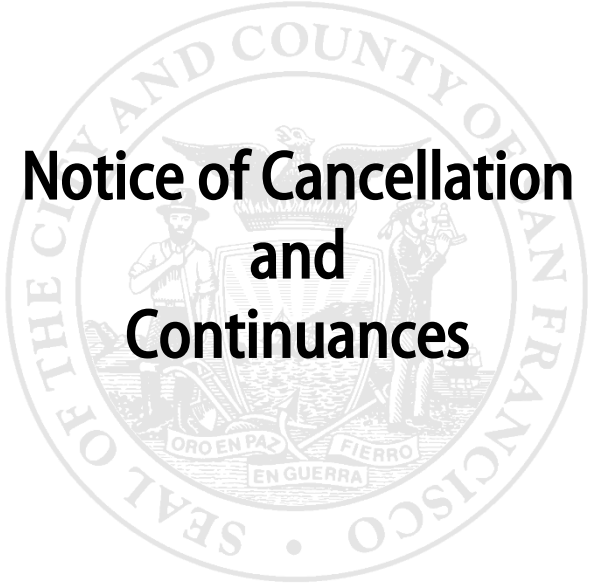


SAN FRANCISCO PLANNING COMMISSION



Notice of Cancellation and Continuances

Thursday, July 11, 2024

NOTICE IS HEREBY GIVEN that the **Thursday, July 11, 2024**, San Francisco Planning Commission Regular Meeting has been canceled. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, July 18, 2024**.

Commissioners

Sue Diamond, President
Kathrin Moore, Vice-President
Derek Braun, Theresa Imperial,
Joel Koppel, Lydia So, Gilbert Williams

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.

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

1. 2024-002153CUA (M. LANGLEIE: (628) 652-7410)
1241 STOCKTON STREET – west side between Broadway and Pacific Avenue; Lot 003 in Assessor’s Block 0160 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 178, 303, 303.1 and 812 to establish a Formula Retail Use (d.b.a. Cathay Bank) within a vacant 4,200 square foot commercial space located within the CRNC (Chinatown Residential Neighborhood Commercial District) Zoning District and 65-85-N 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 July 18, 2024
2. 2024-004182CUA (M. LANGLEIE: (628) 652-7410)
240 LOMBARD STREET, #834 – southwest corner of Montgomery Street; Lot 185 in Assessor’s Block 0060 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.1, and 303 to classify the subject property as an Intermediate Length Occupancy (ILO) unit. Classification as an ILO unit allows a dwelling unit to be offered for occupancy for an initial stay with a duration of greater than 30 days but less than one year (365 days). ILO units are a use characteristic. The unit proposed for ILO classification will remain a dwelling unit. The subject property is located within a C-2 (Community Business) Zoning District and 84-E Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
Continued to July 18, 2024
3. 2022-007408CUA (J. DACEY: (628) 652-7415)
400 GROVE STREET, UNIT 203 – northwest corner of Gough Street; Lot 114 in Assessor’s Block 0793 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 303 and 752, to classify the subject property as an Intermediate Length Occupancy (ILO) unit. Classification as an ILO unit allows a dwelling unit to be offered for occupancy for an initial stay with a duration of greater than 30 days but less than one year (365 days). ILO units are a use characteristic. The unit proposed for ILO classification will remain a dwelling unit. The subject property is located within a NCT-3 (Neighborhood Commercial Transit, Moderate-Scale) Zoning District and 40-X/50-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
Continued to July 18, 2024
4. 2024-002146CUA (J. HORN: (628) 652-7366)
2001 UNION STREET – southwest corner of intersection of Buchanan Street; Lot 024 in Assessor’s Block 0541 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 725 to expand an existing Health Services use (d.b.a. Marina Tooth Fairy Dental) to a located on the fifth floor of the subject property within the Union Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District Neighborhood Commercial 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 July 18, 2024
- 5a. 2020-005610ENX-02 (M. GIACOMUCCI: (628) 652-7414)
490 BRANNAN STREET – northeast corner of and Fourth Street; Lot 025 in Assessor’s Block 3776 (District 6) – Request to extend validity and expiration periods of a previously approved project for a term of three years for **Large Project Authorization** pursuant to Planning Code Sections 249.78 and 329 with exceptions from the following development standards: Building Setback and Streetwall Articulation (Planning Code Section 132.4); POPOS Design Standards (Planning Code Section 138); Wind Controls (Planning Code Section 249.78); Mid-

Block Alley Controls (Planning Code Section 261.1); and Central SoMa Bulk Controls (Planning Code Section 270). The Project has not changed since it was approved by the Planning Commission on September 9, 2021, through Motion No. 20987. The Project consists of demolition of a one-story commercial building and new construction of a new, approximately 355,630 gross square foot (gsf), 185-foot-tall building containing Office (269,296 gsf); Production, Distribution, and Repair (12,506 gsf); Child Care (5,391 gsf); and Retail (3,272 gsf) uses. The Project also includes 24 off-street parking spaces, six off-street loading spaces, and a total of 86 bicycle parking spaces, as well as a 5,602 sf Privately Owned Public Open Space (POPOS). The Project Site is identified as a “Key Site” in the Central SoMa Area Plan and will provide community arts PDR space at 60% of comparable market rent for no less than 30 years as a qualified amenity. The Project is located within a CMUO (Central Soma-Mixed Use Office) Zoning District and 200-CS Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

Continued to July 18, 2024

- 5b. 2020-005610VAR-02 (M. GIACOMUCCI: (628) 652-7414)
490 BRANNAN STREET – northeast corner of intersection of Brannan and Fourth Streets; Lot 025 in Assessor’s Block 3776 (District 6) – Request for a **Variance** from Planning Code requirements for Entrances to Off-Street Parking and Loading (Planning Code Section 145.1) and Ground Floor Height (Planning Code Sections 145.1 and 249.78) as part of a project consisting of demolition of a one-story commercial building and new construction of a new, approximately 355,630 gross square foot (gsf), 185-foot tall building containing Office (269,296 gsf); Production, Distribution, and Repair (12,506 gsf); Child Care (5,391 gsf); and Retail (3,272 gsf) uses. The Project also includes 24 off-street parking spaces, 6 off-street loading spaces, and a total of 86 bicycle parking spaces, as well as a 5,602 sf Privately Owned Public Open Space (POPOS). The Project Site is identified as a “Key Site” in the Central SoMa Area Plan and will provide community arts PDR space at 60% of comparable market rent for no less than 30 years as a qualified amenity. The Project is located within a CMUO (Central Soma-Mixed Use Office) Zoning District and 200-CS Height and Bulk District.
Continued to July 18, 2024
6. 2024-001579CUA (E. OROPEZA: (628) 652- 7416)
200 CAPP STREET – southwest corner of 17th Street; Lot 044 in Assessor’s Block 3575 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.60, 303, and 754 , to allow a new Non-Residential use (d.b.a. Kiitos) proposed where the immediate prior Commercial Use was a Legacy Business (d.b.a. The Uptown) within an existing, approximately 1,300 square-foot, ground floor tenant space within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage SUD (Special Use District), and 55-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on June 13, 2024)
Continued to August 1, 2024
7. 2024-003646DRM (D. WINSLOW: (628) 652-7335)
73 FOUNTAIN STREET – east side between 25th and 24th Streets; Lot 012 in Assessor’s Block 6502 (District 8) - Request for **Discretionary Review** of Building Permit No. 202402296832 for the construction of an 11’-7” deep x 15’-2” wide rear horizontal addition at the first level under the previously approved deck to an existing three-story, one-family house within a RH-2 (Residential-House, Two Family) 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: Do Not Take Discretionary Review and Approve
WITHDRAWN