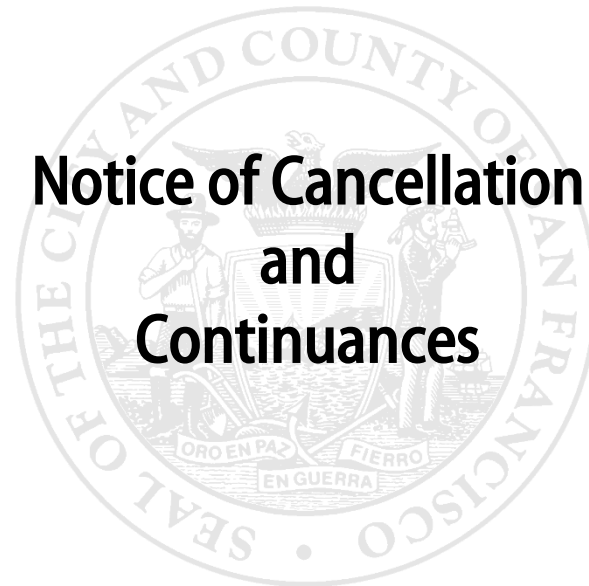


# SAN FRANCISCO PLANNING COMMISSION



## Notice of Cancellation and Continuances

**Thursday, February 20, 2025**

**NOTICE IS HEREBY GIVEN** that the **Thursday, February 20 2025**, San Francisco Planning Commission Regular Meeting has been canceled. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, February 27, 2025**.

### **Commissioners**

Lydia So, President,  
Kathrin Moore, Vice President,  
Derek Braun, Amy Campbell,  
Theresa Imperial,  
Sean McGarry, 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](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**

1. 2024-011339CUA (D. SPYCHER: (628) 652-7588)  
255 CALIFORNIA STREET – southeast corner of Battery Street; Lot 013 in Assessor's Block 0262 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to establish a Non-Retail Sales & Service use (General Office use) within two vacant ground floor tenant spaces at the subject property located within a C-3-O (Downtown- Office) Zoning District and 400-S Height and Bulk District. The project proposes interior tenant improvements and no exterior improvements. 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*  
**Continuance to February 27, 2025**
2. 2024-010575CUA (D. SPYCHER: (628) 652-7588)  
1463 HAIGHT STREET – south side between Ashbury Street and Masonic Avenue; Lot 025 in Assessor's Block 1244 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 719, and 781.9 to allow a change of use from an existing Limited Restaurant use (d.b.a. Bizza) to Restaurant use, which will sell on-sale alcoholic beverages on the ground floor within the Haight Street NCD (Neighborhood Commercial District) Zoning District, Haight Street Alcohol Restricted Use Subdistrict and 40-X Height and Bulk District. No interior or exterior alterations are proposed. 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*  
**Continuance to February 27, 2025**
3. 2024-011113CUA (M. LANGLEIE: (628) 652-7410)  
401 COLUMBUS STREET – west side between Green, Stockton and Vallejo Streets; Lot 026 in Assessor's Block 0131 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 722 and 780.3 to allow for the transfer of a Type 47 (On-Sale General – Eating Place) ABC License to an existing Restaurant (dba Steps of Rome) within the North Beach NCD (Neighborhood Commercial District) Zoning District, North Beach and Telegraph Hill-North Beach SUD (Special Use Districts) and 401-X Height and Bulk District. The Restaurant located at the subject property previously held a Type 41 ABC license.  
*Preliminary Recommendation: Approve with Conditions*  
**Continuance to February 27, 2025**
4. 2024-010813CUA (J. HORN: (628) 652-7366)  
2001 VAN NESS AVENUE, GROUND B – northwest corner of Jackson Street; Lot 002 in Assessor's Block 0594 (District 2) – Request for **Conditional Use Authorization** pursuant to the CB3P Program and Planning Code Sections 209.3 and 303 to establish a 7,210 gross-square-foot Retail Sales and Services use (dba Bay Breakers Boxing Gym) at the ground floor of a commercial building located within a RC-4 (Residential-Commercial, High Density) Zoning District, Van Ness SUD (Special Use District), and 80-D Height and Bulk District. No interior or exterior alterations are proposed. 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*  
**Continuance to February 27, 2025**
5. 2020-009915CUA (J. HORN: (628) 652-7366)  
237 SANCHEZ STREET – east side between 15th and 16th Streets; Lot 031 in Assessor's Block 3558 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing 2,963 square-foot, two-story one-family dwelling with an unauthorized dwelling unit and to construct a new 8,933 gross-square-foot, four-story-over-basement five-unit residential building, with a 167-square-foot

garage providing one-vehicle garage and five Class 1 bicycle parking spaces within a RTO (Residential Transit Oriented) 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 from Regular Hearing on January 23, 2025)

**Continuance to February 27, 2025**

6. 2024-004085DRM (G. GUNTHER: (628) 652-7607)  
1 LA AVANZADA – Sutro Tower; Lot 003 in Assessor's Block 2724 (District 7) – Request for **Mandatory Discretionary Review**, pursuant to Planning Code Section 306.9, of Building Permit Application No. 2024.0118.4187, proposing the voluntary removal of existing exterior horizontal cladding panels and replacement with new exterior horizontal cladding panels with non-lead paint on levels two, three, and four of the tower within a RH-1(D) (Residential, House – One-Family) Zoning District, the Family and Senior Housing Opportunity SUD (Special Use District), and 40-X Height and Bulk District.  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve with Conditions*  
**Continuance to February 27, 2025**