



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: APRIL 25, 2019
Continued from the March 7, 2019 Hearing

Record No.: 2018-007366CUA
Project Address: 838 GRANT AVENUE
Zoning: CVR (Chinatown Visitor Retail) District
50-N Height and Bulk District
Chinatown Plan Area
Block/Lot: 0209/005
Project Sponsor: Jeremy Schaub, Schuab Ly Architects, Inc.
1360 9th Avenue, Suite 210
San Francisco, CA 94122
Property Owner: JL Realty Partners
3145 Geary Boulevard, Suite 238
San Francisco, CA 94118
Staff Contact: Nicholas Foster – (415) 575-9167
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Recommendation: **Approval with Conditions**

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BACKGROUND

This Project was originally scheduled to be heard on December 20, 2018. Prior to the hearing, the Department received a request to continue the matter to a future hearing date to allow interested parties additional time to review the Project. Since December 20, 2018, the item has been continued two additional times (from January 31, 2019, and, from March 7, 2019). The Planning Commission has not heard this item.

UPDATES

On April 11, 2019, the Commission initiated and scheduled for adoption Resolution No. 20424 (Case No. 2017-016416PCA) by a vote of 6-0. Otherwise known as the Chinatown Planning Code Reorganization, the ordinance would amend the Planning Code to revise the zoning control tables of the Chinatown Mixed Use Districts. At that hearing, Chinatown Community Development Center (CCDC) made recommendations to amend the ordinance and that recommendation was entered into the record. Specifically, the recommendation was that the ordinance also clarify that restrictions on use size apply to changes of use. As the Project involves a change of use to an existing, non-complying use size, the Project would not be permitted if the recommendation is incorporated into the ordinance at the Board and adopted. The ordinance is currently scheduled for a hearing on or after May 9, 2019.

Since the continuance, the Department has not received any letters of support or opposition regarding the proposed Project. The Department has received one phone call in support of the Project.