

SAN FRANCISCO  
PLANNING COMMISSION  
NOTICE OF HEARINGS

Notice is hereby given to the general public that applications involving the properties/and or issues described below have been filed with the Planning Department for review as set forth in the City Planning Code. The Planning Commission will hold a **PUBLIC HEARING** on these items and on other matters on **Thursday, January 22, 2009 beginning at 1:30 p.m. or later (please call 558-6422 on Tuesday, January 20, 2009, or thereafter for a recorded message giving a more precise hour that the hearing of this specific matter will begin), in City Hall, 1 Dr. Carlton B. Goodlett Place (formerly Polk Street), Room 400.**

**2007.1259EKCTZ: 1500 PAGE STREET – northwest corner of Page Street and Masonic Avenue; Lot 004 in Assessor's Block 1223, -** Request for Conditional Use Authorization to allow rehabilitation and expansion of the existing but vacant residential care use. The proposal is to add a partial fifth floor and a required egress stair within the required rear yard of the existing four-story residential care use. The building use would continue as residential care and accommodate up to 48 formerly homeless residents of low and very low income levels. The proposal is sponsored by a non-profit agency in conjunction with the Mayor's Office of Housing. The property is located within an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.

The proposal requires the creation of the 1500 Page Street Residential Care Special Use District (new Planning Code Section 249.37) and a change in the Height and Bulk District from 40-X to 55-X (new Planning Code Section 263.22). Amendments to the Zoning Map are required to reflect the new Special Use District and new height control.

**2007.1259EKCTZ: 1500 PAGE STREET – northwest corner of Page Street and Masonic Avenue; Lot 004 in Assessor's Block 1223, –** Amendment to the Planning Code to add Section 249.37 for the creation of a Special Use District, the 1500 Page Street Residential Care Special Use District , and allowing the following exceptions from Planning Code requirements upon approval as Conditional Use: Floor Area Ratio (FAR), required rear yard, expansion of a non-complying structure, front setback, and off-street loading requirements. The property is located within an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.

**2007.1259ECKTZ: 1500 PAGE STREET – northwest corner of Page Street and Masonic Avenue; Lot 004 in Assessor's Block 1223 –** Amendment of the Planning Code to add Section 263.22 to create a special height control for the 1500 Page Street Residential Care Special Use District of a 55-X Height and Bulk District standards.

**2007.1259ECKTZ:** 1500 PAGE STREET – northwest corner of Page Street and Masonic Avenue; Lot 004 in Assessor's Block 1223 – Amendment to the Zoning Map, Sheet 6SU – Land Use Districts to create and delineate the 1500 Page Residential Care Street Special Use District for the above-referenced property.

**2007.1259ECKTZ:** 1500 PAGE STREET – northwest corner of Page Street and Masonic Avenue; Lot 004 in Assessor's Block 1223 – Amendment to the Zoning Map, Sheet 6H – Height Districts to change the Height and Bulk District classification of the subject property from 40-X to 55-X.

**For further information, please contact Sara Vellve at (415) 558-6263 or Sara.Vellve@sfgov.org and ask about Case Number 2007.1259ECKTZ.**

**2008.1393TT: Ordinance Rescinding Planning Code Article 10 in its Entirety and Adopting a New Article 10 [Board File No. 08-1565].** Ordinance introduced by Supervisors Peskin and Daly that would rescind Article 10 from the Planning Code in its entirety and adopting a new Article 10 to implement the provisions of the new San Francisco Charter Section 4.135 (Historic Preservation Commission). Preliminary Recommendation: Pending.

**For further information, please contact Tara Sullivan-Lenane at (415) 558-6257 and ask about Case Number 2008.1393TT.**

Persons who are unable to attend the scheduled Planning Commission hearing may submit written comments regarding these cases to the individuals listed for each case above at the Planning Department, 1650 Mission Street, Fifth Floor, San Francisco, CA 94103. Comments received by 11:30 a.m. on the day of the hearing will be made a part of the official record and will be brought to the attention of the Planning Commission.

Pursuant to Government Code § 65009, if you challenge, in court, the approval of a conditional use, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Lawrence B. Badiner  
Zoning Administrator  
Planning Department  
1650 Mission Street, 4th Floor  
San Francisco, CA 94103

1/02/2009