



NOTICE OF PUBLIC HEARING

Hearing Date: **THURSDAY, April 20, 2023**
Time: **Not before 1:00 PM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place
Room 400 and Remote -**
<https://sfplanning.org/remotehearings>
Case Type: **Mandatory Discretionary Review**
Hearing Body: **Planning Commission**

PROJECT INFORMATION

Project Address: **1 LA AVANZADA**
Cross Streets: **Sutro Tower**
Block / Lot No.: **2724 / 003**
Zoning District(s): **RH-1(D) / 40-X**
Area Plan: **N/A**
Record No.: **2019-000499DRM**

APPLICANT INFORMATION

Applicant: **Kristen Thall Peters**
Company: **Cooper, White & Cooper LLP**
Address: **50 California Street, Suite 2750**
City, State: **San Francisco, CA**
Telephone: **415-433-1900**
Email: **Kristen.Thall.Peters@wbd-us.com**

PROJECT DESCRIPTION

The Request is for Mandatory Discretionary Review, pursuant to Planning Code Section 306.9, of Building Permit Application No. 2019.0108.9873, proposing the permanent removal of the exterior cladding on the vertical elements of Sutro Tower.

This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

Architectural Plans: To view the plans and related documents for the proposed project, visit <https://sfplanning.org/notices> and search the Project Address listed above. The plans will also be available one week prior to the hearing through the hearing agenda at: <https://sfplanning.org/hearings> or by request at the Planning Department office located at 49 South Van Ness Avenue, Suite 1400.

For more information, please contact Planning Department staff:

Planner: **Jeffrey Horn**

Telephone: **628-652-7366**

Email: **Jeffrey.Horn@sfgov.org**

General Information About Procedures

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible. Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 49 South Van Ness Avenue after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-foot of the subject property. **This notice covers the Section 311 notification requirements, if required.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. During the Shelter in Place Order, appeals can be submitted by phone or email. Please email julie.rosenberg@sfgov.org and alec.longaway@sfgov.org, or leave a voice message at (628) 652-1150. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone review pursuant to California Environmental Quality Act (CEQA). Review of the Modified Project has occurred pursuant to Administrative Code Section 31.19 and, pursuant to Administrative Code Section 31.19(c)(1), the Environmental Review Officer has determined, based on the requirements of CEQA that no additional environmental review is necessary.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



Date: **03/31/2023**

The attached notice is provided under the Planning Code. It concerns property located at **1 La Avanzada (2019-000499DRM)**. A hearing may occur, a right to request review may expire or a development approval may become final by **04/20/2023**.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。

此通告是與位於 **1 La Avanzada (2019-000499DRM)**

的建築計劃有關。如果在 **04/20/2023** 之前無人申請聽證會來檢討這一個建築計劃, 這計劃最終會被核准。

如果你需要用華語獲得關於這通告的細節, 請電 **628.652.7550** .

然後, 請按 “8” 及留言。城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **1 La Avanzada (2019-000499DRM)**. Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de proyecto se complete el: **04/20/2023**.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **628.652.7550**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **1 La Avanzada (2019-000499DRM)**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **04/20/2023**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **628.652.7550**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.