

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

This Meeting will be held in  
Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Thursday, March 27, 2025**  
**12:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: SO, MOORE, BRAUN, CAMPBELL, IMPERIAL, WILLIAMS  
COMMISSIONERS ABSENT: MCGARRY

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SO AT 12:05 PM

STAFF IN ATTENDANCE: Aaron Starr, Patrick Race, Rebecca Salgado, Michelle Taylor, Corey Teague – Zoning Administrator, Richard Sucre – Deputy Director of Current Planning, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

### SPEAKER KEY:

- + INDICATES A SPEAKER IN SUPPORT OF AN ITEM;
- INDICATES A SPEAKER IN OPPOSITION TO AN ITEM; AND
- = INDICATES A NEUTRAL SPEAKER OR A SPEAKER WHO DID NOT INDICATE SUPPORT OR OPPOSITION.

### A. CONSIDERATION ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2025-000444PCA (M. MERLONE: (628) 652-7534)  
ENTERTAINMENT USES IN CERTAIN SALI AND MUR DISTRICTS SOUTH OF MARKET [BF 241208] – Planning Code Amendments – An Ordinance, sponsored by Supervisor Dorsey, amending the Planning Code to eliminate the 200-foot buffer restriction in the Western SoMa Special Use District for Nighttime Entertainment uses located within 200 feet of a RED (Residential Enclave) or RED-MX (Residential Enclave-Mixed) District and delete references to the buffer restriction in the SALI (Service/Arts/Light Industrial) and WMUO (WSoMa Mixed-Use

Office) Districts; principally permit General Entertainment and Nighttime Entertainment uses at 655 Folsom Street (Assessor's Parcel Block No. 3750, Lot No. 050) located in the MUR (Mixed-Use Residential) District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

*Preliminary Recommendation: Adopt a Recommendation for Approval with Modification  
(Proposed for Continuance to April 10, 2025)*

SPEAKERS: None  
ACTION: Continued to April 10, 2025  
AYES: Campbell, Williams, Braun, Imperial, Moore, So  
NAYS: None  
ABSENT: McGarry

9. [2025-001050PCA](#) (A. MERLONE: (628) 652-7534)  
REMOVING CONDITIONAL USE REQUIREMENT FOR FORMULA RETAIL USES ON VAN NESS AVENUE, BETWEEN BROADWAY AND REDWOOD STREET [BOARD FILE NO. 250101] – **Planning Code Amendments** – An Ordinance, sponsored by Supervisor Sherrill, amending the Planning Code to remove the conditional use authorization for formula retail uses in the Residential-Commercial zoning district along Van Ness Avenue, between Broadway and Redwood Street, for properties fronting Van Ness Avenue; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

*Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications*

SPEAKERS: None  
ACTION: Continued to April 3, 2025  
AYES: Campbell, Williams, Braun, Imperial, Moore, So  
NAYS: None  
ABSENT: McGarry

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

2. [2024-010611CUA](#) (M. LAUSH: (628) 652-7339)  
470 BAY SHORE BOULEVARD/1745 CORTLAND AVENUE – northwest corner at Cortland Avenue; Lot 038 in Assessor's Block 5596 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.9 and 303 to subdivide an existing 35,449 square-foot lot into two lots, measuring 29,063 square feet and 6,386 square feet in area, within the PDR-2 (Core Production, Distribution, and Repair) Zoning District, the Bayshore Boulevard Home Improvement Special Use District, and a 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*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Campbell, Williams, Braun, Imperial, Moore, So  
NAYS: None  
ABSENT: McGarry

MOTION: [21709](#)

3. [2025-000248CWP](#) (T. TRAN: (628) 652-7473)  
**SAN FRANCISCO SHORELINE ADAPTATION PLAN** – California State Senate Bill 272 (2023) requires local governments within the jurisdiction of the San Francisco Bay Conservation and Development Commission to prepare a subregional shoreline resiliency plan by January 2034. To comply with SB 272, the Planning Department was awarded a \$1.5 million grant from the state's Ocean Protection Council (OPC) to prepare a shoreline adaptation plan along the city's bayside. **Adoption** of the resolution by the Planning Commission is required by OPC to secure the grant award.

*Preliminary Recommendation: Adopt a resolution to prepare a Shoreline Adaption Plan*

SPEAKERS: None  
ACTION: Adopted  
AYES: Campbell, Williams, Braun, Imperial, Moore, So  
NAYS: None  
ABSENT: McGarry  
RESOLUTION: [21710](#)

## C. COMMISSION MATTERS

### 4. LAND ACKNOWLEDGEMENT

**Commissioner Williams:**

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders, and relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as first peoples.

### 5. CONSIDERATION OF ADOPTION:

- [Draft Minutes for March 13, 2025](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Campbell, Williams, Braun, Imperial, Moore, So  
NAYS: None  
ABSENT: McGarry

### 6. COMMISSION COMMENTS/QUESTIONS

None.

## D. DEPARTMENT MATTERS

### 7. DIRECTOR'S ANNOUNCEMENTS

**Rich Hillis, Planning Director:**

Just a note on the hearing schedule for the rezoning proposals, we anticipated being with you next week to talk about the proposed map, we would like another week so we are going to continue it one week beyond that wall so combine it with the hearing we plan to have on Small Business Protection. So, just a one-week delay on that but I wanted to let you know and members of the public know that as well.

## 8. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION

### Aaron Starr, Manager of Legislative Affairs:

Good afternoon, Commissioners, Aaron Starr, Manager of Legislative Affairs.

### Land Use

#### [241196](#) Building, Planning Codes - Code Corrections and Updates. Sponsor: Walton. Staff: Starr

This week, the land use committee considered a duplicated version on the 2024 Code Corrections Ordinance, that was sponsored by this commission. The Code corrections ordinance was duplicated by Supervisor Peskin in December of last year with the intention of amending the PDR-2 controls.

The amendment applies to only one site. When the City was considering stricter controls on self-storage facilities, this site had a pending application. A carve-out allowed the self-storage facility to proceed, provided that 50% of the site was used for specific purposes like Industrial, Agricultural, Automotive Repair, Catering, Trade Shop, Institutional Community use, or Arts Activities. The proposed amendment expands the allowable uses for that 50% portion to include any use permitted in the PDR-2 zoning district—except Parcel Delivery Service and Fleet Charging

Commissioners, you heard the 2024 Code Corrections ordinance on September 19 of last year and voted to recommend approval with some additional code correction modifications. In addition, you also endorsed the Land Use Committee adding this provision to the code if they saw fit. You did not actively add it to the ordinances, as it was a last-minute request from the interested parties.

The duplicated file has since been sponsored by Supervisor Walton. At Monday's hearing, Supervisor Walton was not present, but planning staff read the amendments into the record, and committee member Supervisor Chen made a motion to adopt the amendments. The vote to adopt the amendments and to continue the item for one week both passed unanimously.

### Full Board

[250069](#) Planning Code - Conversion of Residential Hotel Rooms to Tourist Hotel Rooms at 447 Bush Street. Sponsor: City Attorney. Staff: Starr. PASSED Second Read

[250003](#) General Plan - Central SoMa and Transit Center District Commercial Development Requirements. Sponsors: Mayor; Dorsey. PASSED Second Read

[240787](#) Planning Code, Zoning Map - Central SoMa and Transit Center District Commercial Development Requirements. Sponsors: Mayor; Dorsey. PASSED Second Read

[241021](#) Planning Code - Window Replacement Standards. Sponsors: Melgar. Staff: Taylor. PASSED Second Read

[241067](#) Planning, Building Codes - Interim Housing in Hotels and Motels. Sponsor: Mayor. Staff: V. Flores. PASSED Second First Read

[241173](#) Planning Code - Continuation of Nonconforming Public Parking Lots in CMUO and MUR. Sponsor: Dorsey. Staff: Merlone. PASSED Second Read

[250174](#) Hearing - Appeal of Conditional Use Authorization Approval - 4100-3rd Street. Staff: Starr. *Continued to April 8, 2025*

## E. GENERAL PUBLIC COMMENT

**SPEAKERS:** Georgia Schuttish – March 2009 Staff recommended returning w/n the year to adjust Demo Calcs as Commission has legislative authority to do per Section 317 (b) (2) (D). June 2019 I submitted handout showing adjustment at full 20% over several years. Now March 2025, six years after 2019 handout, 16 years after Staff recommendation. "Year Two" is the sweet spot. Compare Demo Calcs Matrix for project at 1910 Baker with "Year Two" adjustment would mean that project is Demolition not "major Alteration" — officially. Even true with "Year One" adjustment. Commonsense: Look at 1910 Baker photos/Demo Calcs show it to be deFacto/Tantamount to Demolition.

Calcs should be adjusted to effectively preserve housing. Look at sales price since 2014. Additionally ——— Residential Flat Policy needs to be codified per Housing Element Action Item 8.3.2 guaranteeing preservation of existing housing, unit equity, preventing loss of rent controlled/relatively affordable housing for City in future.  
Bridget Maley, NUSF – SB79 concerns, conduct an analysis  
Jonas P. Ionin – Response to comments and questions

## F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; when applicable, followed by a presentation of the project sponsor team; followed by public comment. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

### 10. [2015-000937CWP](#) (P. RACE: (628) 652-6473)

**CIVIC CENTER PUBLIC REALM PLAN – Endorsement** – The Civic Center Public Realm Plan is a 100-year, community-based vision for capital improvements to Civic Center’s plazas, streets, and other public spaces. The Plan envisions equitable access to open space and public amenities, so that Civic Center serves as both a public space for neighborhood residents and a celebrated civic area for all San Franciscans. Between 2017 and 2019, the Plan’s interagency and consultant team interviewed hundreds of stakeholders, conducted public life studies, and worked extensively with neighborhood residents and employees to develop the vision. The Plan includes design recommendations, technical analysis and implementation strategies. A proposed Resolution is before the Commission to endorse the Public Realm Plan.

*Preliminary Recommendation: Adopt a Resolution Endorsing the Plan*

SPEAKERS: = Patrick Race – Staff presentation  
+ Jim Haas – Appropriate change  
+ Luke Spray – Outreach, time to see change  
+ David Seward, UC Law SF – Will help activate community, mid-Market revitalization

ACTION: Endorsed

AYES: Campbell, Williams, Braun, Imperial, Moore, So

NAYS: None

ABSENT: McGarry

RESOLUTION: [21711](#)

### 11a. [2025-001365PCAMAP](#) (R. SALGADO: (628) 652-7332)

**600 TOWNSEND STREET WEST SPECIAL USE DISTRICT [BF 250125] – Planning Code and Zoning Map Amendments** – Ordinance, sponsored by Supervisor Dorsey, amending the Planning Code and Zoning Map to establish the 600 Townsend Street West Special Use District, encompassing the real property consisting of Assessor’s Parcel Block No. 3783, Lot No. 008, to allow the legalization of the longstanding office uses at the site by principally permitting office uses on all floors and waiving or reducing bicycle parking, open space, streetscape, Transportation Demand Management program, and impact fee requirements; affirming the Planning Department’s determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Rebecca Salgado – Staff presentation  
+ Bryan Dahl, Legislative aide to Sup. Dorsey – Introduction to ordinance  
+ Cecily Barclay – Project sponsor presentation  
- Sue Hestor - Continue for more community input  
= Corey Teague – Response to comments and questions

ACTION: Adopted Recommendations for Approval

AYES: Campbell, Williams, Braun, Imperial, Moore, So

NAYS: None

ABSENT: McGarry  
 RESOLUTION: [21712](#)

- 11b. [2025-000545OFA](#) (R. SALGADO: (628) 652-7332)  
600 TOWNSEND STREET – north side between 7th and 8th Streets; Lot 008 in Assessor's Block 3783 (District 6)  
 – Request for **Office Allocation** pursuant to Planning Code Sections 320-325, to authorize up to 213,400 gross square feet from the Office Development Annual Limit to formally approve a change of use that occurred in the early 1990s when all five floors of an existing building located at 600 Townsend Street West were converted from wholesale sales to office use, within a UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as item 11a.  
 ACTION: Approved with Conditions, as amended to include a Finding clarifying additional Class 1 bicycle parking spaces are provided in-lieu of Class 2 spaces.  
 AYES: Campbell, Williams, Braun, Imperial, Moore, So  
 NAYS: None  
 ABSENT: McGarry  
 MOTION: [21713](#)

- 12a. [2024-011338CUA](#) (M. TAYLOR: (628) 652-7352)  
121 YUKON STREET – east side between Short Street and Eagle Street; Lot 038 in Assessor's Block 2716 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing two-story over garage, three-unit residential building and construct a new three-story over garage, three-unit residential building pursuant to Planning Code Section 207(c)(8) Density Exceptions in RH Zoning Districts, within a RH-1(S) (Residential- House, One Family- Secondary Unit) 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*

SPEAKERS:  
 = Michelle Taylor – Staff presentation  
 + Jim Zach – Project sponsor presentation  
 = Corey Teague – Response to comments and questions  
 ACTION: Approved with Conditions  
 AYES: Campbell, Williams, Braun, Imperial, Moore  
 NAYS: So  
 ABSENT: McGarry  
 MOTION: [21714](#)

- 12b. [2024-011338VAR](#) (M. TAYLOR: (628) 652-7352)  
121 YUKON STREET – east side between Short Street and Eagle Street; Lot 038 in Assessor's Block 2716 (District 8) – Request for **Variance** pursuant to Planning Code Section 305. Planning Code Section 134 requires a rear yard equal to 30% of the lot depth. The proposed new building will encroach into the required rear yard. Therefore, a Variance is required. The property is located within a RH-1(S) (Residential- House, One Family- Secondary Unit) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 12a.  
 ACTION: ZA Closed the PH and indicated an intent to Grant

13. [2024-011224PPS](#)

4 ADDISON STREET – north side at the corner with Bemis Street; Lot 33 in Assessor's Block 7542 (District 8) – **Informational Presentation** for the proposed construction of a housing development project pursuant to Government Code Section 65913.4 (SB 423), in an area subject to Government Code Section 65913.4(q). The project consists of new construction of two four-story over basement buildings with four residential units and two accessory dwelling units on a vacant lot. The project includes a future two lot subdivision. The project sponsor submitted a notice of intent to construct the project on December 12, 2024. After the hearing and upon completion of tribal consultation, a formal application may be submitted following the project sponsor's review of any public testimony and written comments from the hearing.

*Preliminary Recommendation: None – Informational*

SPEAKERS:      + Simone Katz-O'Neill – Project sponsor presentation  
                     = Richard Sucre – Response to comments and questions  
                     + Erevan O'Neill – Response to comments and questions  
                     = Jonas P. Ionin – Response to comments and questions

ACTION:        Reviewed and Commented

**ADJOURNMENT 2:50 PM**

**ADOPTED APRIL 10, 2025**