

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, January 9, 2025
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: SO, MOORE, BRAUN, CAMPBELL, IMPERIAL, MCGARRY, WILLIAMS
COMMISSIONERS ABSENT: NONE

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SO AT 12:04 PM

STAFF IN ATTENDANCE: Audrey Merlone, Allison Albericci, Gabriela Pantoja, David Winslow, Rachael Tanner – Director of Citywide Planning, Elizabeth Watty – 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. 2024-002816CUA (M. TAYLOR: (628) 652-7352)
28-30 DAY STREET – north side between San Jose Avenue and Dolores Street; Lot 007 in Assessor's Block 6634 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing building with two legal dwelling units and one unauthorized dwelling unit and construct a new three-unit residential building within a RH-3 (Residential- House, Three Family) Zoning District, Central Neighborhoods Large Residence SUD (Special Use 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\(h\)](#).

(Continued from Regular hearing on December 12, 2024)

(Proposed for Continuance to January 23, 2025)

SPEAKERS: None
ACTION: Continued to January 23, 2025
AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So
NAYS: None
ABSENT: None

2. 2024-0056890TH (C. TEAGUE: (628) 652-7328)
FINAL OFFICE CONVERSION AND INVENTORY – Informational Presentation to review and discuss the Final Office Conversion and Demolition Inventory issued by the Zoning Administrator pursuant to Proposition C, and to provide a brief update on the Office Development Annual Limit Program.
Preliminary Recommendation: None – Informational
(Continued from Regular hearing on November 21, 2024)
(Proposed for Continuance to January 23, 2025)

SPEAKERS: None
ACTION: Continued to January 23, 2025
AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So
NAYS: None
ABSENT: None

3. 2024-003662CUA (M. CHANDLER: (628) 652-7340)
1815 MARKET STREET – south side between Pearl Street and Elgin Park; Lot 068 in Assessor's Block 3502 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 145.2, 303, and 752, to permit an Outdoor Activity Area in the form of a new roof deck for a proposed Nighttime Entertainment Use (d.b.a Dante's Inferno), with horizontal and vertical additions to an existing one-story commercial building a NCT-3 (Moderate Scale Neighborhood Commercial Transit District) Zoning District and 85-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
(Proposed for Continuance to February 6, 2025)

SPEAKERS: None
ACTION: Continued to February 6, 2025
AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So
NAYS: None
ABSENT: None

4. 2023-007010CUA (K. BOTN: (628) 652-7311)
1310 JUNIPERO SERRA BOULEVARD – west side of Junipero Serra Boulevard at the cross street of Thomas More Way; Lot 036 in Assessor's Block 7380 (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 209.1 and 303 to construct a one-story 25-foot tall accessory maintenance and facility building for the San Francisco Golf Club (approximately 20,060 gross square feet) the building will house administration offices for the maintenance staff, a repair shop for maintenance purposes for the San Francisco Golf Club. The Project also proposes a surface parking lot consisting of 25 parking spaces located to the west of the proposed maintenance facility. The subject property is located within a RH-1(D) (Residential House, One Family - Detached) 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 August 1, 2024)

Note: On October 17, 2024, after hearing and closing public comment, continued to January 9, 2025 with direction for the Sponsor by a vote of +6 -0 (Imperial absent).

(Proposed for Continuance to February 13, 2025)

SPEAKERS:	David Greenbaum – Support continuance Linda Shaw, St. Thomas Moore – Support continuance Joe Duncan – Support continuance Alejandra Leonard – Support continuance Olga Galvez – Support continuance Marsha Lee – Support continuance
ACTION:	Continued to February 13, 2025
AYES:	Campbell, McGarry, Williams, Braun, Imperial, Moore, So
NAYS:	None
ABSENT:	None

12. [2024-008053CRV](#) (R. SALGADO: (628) 652-7332)

PRESERVATION DESIGN STANDARDS – Request for consideration to **Adopt** Preservation Design Standards for Additions and Modifications to Existing Historic Buildings (PDS), requiring projects subject to the Housing Accountability Act (HAA) to comply with the proposed objective preservation standards in addition to standards contained in the Planning Code. The PDS will apply to projects at category A properties that have been determined to be individually significant or are contributors to historic districts. The PDS are one part of the evolving compendium of San Francisco Design Standards and provides objective standards related to Existing Features, Site Design, and Architecture. Projects that are not subject to HAA will continue to be subject to the City's adopted design guidelines and discretionary preservation review under the Secretary of the Interior's Standards of Rehabilitation, and will also be evaluated against the PDS, where applicable.

Preliminary Recommendation: Adopt

SPEAKERS:	None
ACTION:	Continued to January 23, 2025
AYES:	Campbell, McGarry, Williams, Braun, Imperial, Moore, So
NAYS:	None
ABSENT:	None

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.

5. [2024-005551CUA](#) (W. WONG: (628) 652-7466)

331 WEST PORTAL AVENUE – south side between 14th and 15th Avenue; Lot 021 in Assessor's Block 3012 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, 303.1 and 729 to establish a Personal Service, Formula Retail Use (d.b.a The Coder School) within an existing 1,758 square foot retail space on the ground floor of an existing three story mixed use building, within the West Portal NCD (Neighborhood Commercial District) Zoning District and 26-X Height and Bulk District. There will be no expansion of the building envelope. 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, McGarry, Williams, Braun, Imperial, Moore, So
NAYS: None
ABSENT: None
MOTION: 21667

C. COMMISSION MATTERS**6. LAND ACKNOWLEDGEMENT****Commissioner McGarry:**

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.

7. CONSIDERATION OF ADOPTION:

- [Draft Minutes for December 5, 2024](#)
- [Draft Minutes for December 12, 2024](#)

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

8. COMMISSION COMMENTS/QUESTIONS**President So:**

Welcome everyone, Happy New Year. And I'm really happy to be able to continue to serve our City and County of San Francisco alongside with you all. I'd like to give some update on what we had announced last Commission hearing, where in response to the project at 2588 Mission Street. Last time we had our meeting, we had talked about having a subcommittee hearing out in the Mission with the communities. As since December 24th of last year, the day before Christmas, we have received emails from the community that January 14th is not a really good day for them to organize and get together. So after a lot of conversation with the community, in collaboration with Commissioner Williams and senior staff in the Planning Department, and our secretary, with the community, we all collaboratively decided that we will have the community join our Commission hearing in City Hall at a later date on February 6th, with a particular time of 5pm. And with that, we no longer needed the subcommittee and everyone will be heard, and we will provide all the translation and an overflow room where it is needed to accommodate everyone. And it is agreed upon with the community at 5pm, it's a good time for them to be able to have everyone show up and not to disrupt their daily lives. So, that kind of conclude my update.

Jonas P. Ionin, Commission Secretary:

Commissioner So, if you would be so kind then to officially disband the subcommittee so there aren't quorum issues.

President So:

Yes, I am officially disbanding the subcommittee as of today, yes. Is there anything else I need to state? Okay.

Commissioner Moore:

Happy New Year to everybody. A new you, a new day, a new year. Welcome to Mayor Lurie. We look forward to constructively working with you and we hope to have many forward leading conversations. This is a good Commission, and we hope we can contribute to making the city whole again. On another hand, I want to extend my thoughts and prayers to our city in Southern California, which is like a war that I think scares all of us. And while we are not in the same exact climate zone, this can happen at any time and anywhere. And as I followed and as I see these incredible pictures of the fire marches down street by street, block by block, I am paralyzed in fear and my heart goes out to the citizens of Southern California and to Los Angeles in particular.

Commissioner Williams:

Thank you. Just wanted to say thank you to Planning staff and to President So for working with the community for that important hearing and giving them a place to voice their, to give them a voice. And so, I just want to say thank you. It's very important that we listen to our communities around the city and so I really appreciate that. Thank you.

President So:

Thank you.

D. DEPARTMENT MATTERS**9. DIRECTOR'S ANNOUNCEMENTS****Rich Hillis, Planning Director:**

Happy New Year to you all. As you know, the mayor has sworn in, Mayor Laurie was sworn in yesterday. New staff in room 200 that we will be working with. I think, you know, it's been widely reported that there will be a Chief for Housing and Economic Development who I think will we'll be working most closely with but also on the infrastructure side. So, getting to know staff in the Mayor's office, also the board. You know there was a lot of shifting at the Board of Supervisors, there is a new President, President Mandelman, and we'll have yet to hear what will make up the Land Use Committee where we do most of our work. So, more to come on that as we know but just wanted to recognize that and wish you all a happy new year.

10. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION**Jonas P. Ionin, Commission Secretary:**

I have no report from the Board of Appeals and the Historic Preservation Commission has not yet this new year. But on behalf of Aaron Starr who is out ill, he wanted me to report that there is not much of a board report but that the board did hold its inaugural meeting on Wednesday and unanimously elected Supervisor Mandelman as the new board President.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish - 1647 Sanchez: A Demolition masquerading as an Alteration, should have had a CUA. 80 feet of exposure and egress on Day Street could have facilitated at least three units, perhaps four, within same footprint. Not advocating for something like the RET. The problem with the RET was no there was no attempt to preserve housing. RET eliminated the definition of Demolition from Planning Code. The only definition of Demolition would have been in Section 103A of the Building Code which deals with Violations, not Preservation. As Commission and public grapple with issues in 2025: Adjust Demo Calcs per Section 317 (b) (2) (D) to preserve sound, livable, relatively affordable, financially accessible housing, particularly in Priority Equity Geographies. Codify Flat Policy to preserve Flats in

their original location and configuration within structure to further Findings as stated in Residential Flat Policy Resolution 20024. Understand Financial Feasibility and Marketability of Second Units.

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.

11. [2024-008953PCA](#) (A. MERLONE: (628) 652-7523)

99 RHODE ISLAND STREET – Planning Code Amendments – An ordinance, sponsored by Supervisor Dorsey, amending the Planning Code to allow Assessor's Parcel Block No. 3912, Lot No. 002, also known as 99 Rhode Island Street, to exceed the cumulative use size requirements in Production, Distribution and Repair District-1, Design (PDR-1-D) districts; 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: = Audrey Merlone – Staff report
 + Madison Tam, legislative aide of Sup. Dorsey – Introduction to the ordinance
 + Jackson Nutt-Beers, SF Chamber of Commerce – Education opportunity is essential
 + Celia Shuman, Showplace East – Welcoming and livable neighborhood
 + Jane Camblin, Heber Academy of Bay Area – Response to comments and questions

ACTION: Adopted a Recommendation for Approval

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

NAYS: Williams

ABSENT: None

RESOLUTION: [21668](#)

13. [2023-000384CWP](#) (A. ALBERICCI: (628) 652-7327)

SF RAILYARDS PLANNING PROGRAM – Informational Presentation – The SF Railyards is a 20-acre site owned by Prologis, at the nexus of the SOMA, Mission Bay, and Showplace Square neighborhoods. The site is located between 4th, King, 7th, and Townsend Streets, and functions as Caltrain's northern terminus as well as an active service and maintenance yard. Caltrain holds a perpetual easement to operate the site. Multiple parallel efforts, at different stages in their respective processes, have significant implications for the future of this site and the surrounding neighborhoods. Staff will update the Commission on the status of and relationships between each effort and the Department's work to advance neighborhood planning in coordination with infrastructure implementation and the potential SF Railyards site development.

Preliminary Recommendation: None – Informational

[Disclosure from Commissioner Braun 35:11 – 36:02](#)

SPEAKERS: = Rachael Tanner – Introduction to the project
 = Allison Albericci – Staff presentation
 + Breana Morales, HAC – Continued progress, housing needs

ACTION: Reviewed and Commented

14. [2024-010667PPS](#)

134 PORTER STREET – west side between Benton Avenue and Ellsworth Street; Lots 007-011 in Assessor's Block 5827 (District 9) – **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 proposes to merge five vacant lots zoned and construct a new seven-story, 20-unit residential building. The project sponsor submitted a notice of intent to construct the project on October 29, 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: + Jeremy Schaub – Project sponsor presentation
 = Georgia Schuttish – CEQA review and Geotech, neighborhood notification
 - Sue Hestor – Needs more attention, neighborhood notice
 = Rich Hillis – Response to comments and questions
 = Elizabeth Taylor – Response to comments and questions
 ACTION: None – Informational

15. [2024-010666PPS](#)

113 ROSCOE STREET – east side between Benton Avenue and Ellsworth Street; Lots 016-017 in Assessor's Block 5827 (District 9) – **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 proposes to develop two vacant lots and construct two new three-story, three-unit residential buildings (six units total). The project sponsor submitted a notice of intent to construct the project on October 29, 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: Same as item 14.
 ACTION: None – Informational

16. [2024-008292CUA](#)

(G. PANTOJA: (628) 652-7380)

4100 3RD STREET – west side between Hudson Avenue and Innes Avenue; Lot 032 in Assessor's Block 5260 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 121.2, 303, 317, and 752 to convert an existing two-story, mixed-use building with Group Housing at the second floor into a Social Service Facility Use within a NCT-3 (Moderate Scale Neighborhood Transit Commercial) Zoning District and 65-J Height and Bulk District. The proposed Social Service Facility Use (D.B.A. "Friends of the Children- SF Bay Area") will be approximately 6,123 square feet in size and an approximately 3,781 square foot Outdoor Activity Area. 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: = Gabriela Pantoja – Staff report
 + Larry Badner – Project sponsor presentation
 + Michael Rugen, Friends of the Children – Project sponsor presentation
 ACTION: Approved with Conditions
 AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So
 NAYS: None
 ABSENT: None
 MOTION: [21669](#)

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by the project sponsor team; followed by public comment. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

17. [2023-011348DRP](#) (D. WINSLOW: (628) 652-7335)
1932-1934 JEFFERSON STREET – north side between Divisadero and Broderick Streets; Lot 030 in Assessor's Block 0911 (District 2) – Request for **Discretionary Review** of Planning Application No. 2023-011348PRJ to construct a new one-hour fire protected wall to comply with NOV No. 202304057 and Planning Enforcement Case No. 2023-011348ENF to a three-story two-family residential building within a RH-2 (Residential-House, Two Family) 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: Do Not Take Discretionary Review and Approve
(Continued from Regular Hearing on November 21, 2024)

SPEAKERS: = David Winslow – Staff report
 - Speaker – DR presentation
 - Ambrose Wong – DR presentation
 + Jeff Drimmer – Project sponsor presentation
 - Otto Pasian – DR rebuttal
 + Vivian – Project sponsor rebuttal

ACTION: No DR
AYES: Campbell, McGarry, Imperial, Moore, So
NAYS: Williams, Braun
ABSENT: None
DRA: [864](#)

ADJOURNMENT 3:00 PM

ADOPTED JANUARY 23, 2025