

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 23, 2025
12:00 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Deborah Landis, Lisa Chen, Malena Leon-Farrera, Monica Giacomucci, Michelle Taylor, Rachael Tanner – Director of Citywide Planning, Corey Teague – Zoning Administrator, 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.

- 1a. 2018-013877DRP-05 (D. WINSLOW: (628) 652-7335)
2588 MISSION STREET – northwest corner at 22nd Street; Lot 008 in Assessor's Block 3616 (District 9) – Request for **Discretionary Review** of Planning Application No. 2018-013877PRJ for the construction of a ten-story, approximately 100'-0" tall, 178,686 gross square feet (GSF) mixed-use building with 181 dwelling units, 3,838 square feet of Retail Sales and Service use and 1,476 square feet of Community Facility use within a Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X and 65B Height and Bulk District.
(Continued from Regular Hearing on November 14, 2024)
(Proposed for Continuance to February 6, 2025)

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

- 1b. 2018-013877CRV (D. WINSLOW: (628) 652-7335)
2588 MISSION STREET – northwest corner at 22nd Street; Lot 008 in Assessor's Block 3616 (District 9) – Request for **Adoption of Findings** related to State Density Bonus pursuant to Planning Code Section 206.6 to allow the construction of a ten-story, 100-foot-tall mixed-use building with 181 dwelling units, 3,838 square feet of Retail Sales and Service use and 1,476 square feet of Community Facility use within a Mission Street NCT- (Neighborhood Commercial Transit) Zoning District and 40-X and 65B Height and Bulk District. The Project seeks waivers from Rear Yard (Sec. 134), Dwelling Unit Exposure (Sec. 140), Off-Street Loading (Sec. 152) Height (Sec. 250) and Bulk (Sec. 270) and incentive/concessions from Ground Floor Height (Sec. 145.1), Open Space (Sec. 135), and affordability tiers (Sec. 415.6) pursuant to the State Density Bonus Law. The Planning Department issued a general plan evaluation pursuant to 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 November 14, 2024)
(Proposed for Continuance to February 6, 2025)

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

2. 2024-010325PCA (A. MERLONE: (628) 652-7523)
CONDOMINIUM CONVERSION OF ACCESSORY DWELLING UNITS – Ordinance, introduced by Supervisor Engardio, amending the Planning and Subdivision Codes to allow separate conveyance of certain accessory dwelling units and associated primary dwelling units as condominiums; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
(Proposed for Continuance to February 13, 2025)

SPEAKERS: None
 ACTION: Continued to February 13, 2025
 AYES: Campbell, McGarry, Braun, Imperial, Moore, So
 NAYS: None
 ABSENT: Williams

3. 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
 (Continued from Regular Hearing on January 9, 2025)
(Proposed for Continuance to February 13, 2025)

SPEAKERS: None
 ACTION: Continued to February 13, 2025
 AYES: Campbell, McGarry, Braun, Imperial, Moore, So
 NAYS: None
 ABSENT: Williams

17. [2020-009915CUA](#) (J. HORN: (628) 652-7366)
237 SANCHEZ STREET – east side between Market Street and 16th Street; Lot 031 in Assessor's Block 3558 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing 2,963 square-foot, two-story one-family dwelling with an unauthorized dwelling unit and to construct a new 8,933 gross-square-foot, four-story-over-basement five-unit residential building, with a 167-square-foot garage providing one-vehicle garage and five Class 1 bicycle parking spaces within a RTO (Residential Transit Oriented) 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: None
 ACTION: Continued to February 20, 2025
 AYES: Campbell, McGarry, Braun, Imperial, Moore, So
 NAYS: None
 ABSENT: Williams

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.

4. [2024-007292CUA](#) (W. WONG: (628) 652-7466)
2900 ALEMANY BOULEVARD – north side between Lawrence Avenue and Farragut Avenue; Lot 027 in Assessor's Block 7111 (District 11) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.3 and 303 to replace a vacant, existing 35,000 square foot General Grocery, Retail Sales and Service Use and establish an approximately 33,000 square foot Gym, Retail Sales and Service Use (d.b.a. Touchstone Climbing) at the subject property within a NC-S (Neighborhood Commercial, Shopping Center) Zoning District and 40-X Height and Bulk District. There will be no expansion of the existing 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, Braun, Imperial, Moore, So
 NAYS: None
 ABSENT: Williams
 MOTION : [21671](#)

5. [2024-009436CUA](#) (M. DONG: (628) 652-7426)
 1210 9TH AVENUE – southeast corner of Lincoln Way; Lot 051 in Assessor's Block 1742 (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, and 303.1, and 730, to establish a formula retail use (d.b.a. Mixt), within an existing one-story commercial building, within the Inner Sunset NCD (Neighborhood Commercial District) 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: None
 ACTION: Approved with Conditions
 AYES: Campbell, McGarry, Braun, Imperial, Moore, So
 NAYS: None
 ABSENT: Williams
 MOTION : [21672](#)

C. COMMISSION MATTERS

6. LAND ACKNOWLEDGEMENT

Commissioner Campbell:

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 January 9, 2025](#)

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

8. COMMISSION COMMENTS/QUESTIONS

Commissioner Imperial:

I just would like to say thanks to Ms. Watty and also Ms. Tanner in clarifying about the miscommunication or misunderstanding when it comes to the Railyard working group and I really appreciate, you know, reaching out and at the same time you know, looking out for the other community members as well to be as part of the working group as it's as it's going to start. So I want to thank you for that.

9. 4100 03RD STREET

SPEAKERS: + Michael Regan, Friends of the Children – Response to comments and questions
 + Larry Badner – Response to comments and questions
 - Bavette Brackett – Inconsistent information, building was not abandoned
 - Tiffany Carter – Reject the application, make it a special use district

- + Trisha Bender, Friends of the Children – Help the community
- David Flynn – Vague information
- Speaker – Historic building, research it more
- = Elizabeth Watty – Response to comments and questions

D. DEPARTMENT MATTERS

10. DIRECTOR'S ANNOUNCEMENTS

None.

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

Jonas P. Ionin, Commission Secretary:

There is no report from the Board of Appeals and the Historic Preservation Commission did not meet yesterday but Mr. Starr did want me to relay to you that the Board was on a one-week recess and that permanent members of the Land Use Committee were selected and they are Supervisor Melgar, Supervisor Mahmood, and Supervisor Chen.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Flat policy need to be codified, demo calcs need to be adjusted
David Flynn – Recommendation to go to NASA

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.

12. [2025-000230CRV](#) (D. LANDIS: (628) 652-7526)
FY2025-2027 PROPOSED DEPARTMENT BUDGET AND WORK PROGRAM – An **Informational Presentation** of the Department's proposed revenue and expenditure budget in FY2025-2026 and FY2026-2027, including high level work program activities for the department; and proposed dates when budget items will be discussed during the budget process.

Preliminary Recommendation: None – Informational

SPEAKERS:

- = Deborah Landis – Staff presentation
- = Rich Hillis – Response to comments and questions
- = Speaker – Who is providing the grants
- + Mary Travis-Allen – Budget request for the community equity division
- + Tiffany Carter – Funding to support the holistic work in the Bayview
- + Katie Lamont, TNDC – Funding for the facilities in the Tenderloin, SRO policy work
- + Peter Brett, Village SF Project – Planning liaison program
- + Atiuh Cervantes, Friendship House – Equity budget
- + Annette, Mission Housing – Underserved communities
- + Chirag Bhakta, Mission Housing – Equity budget
- + Susana Rojas, Calle 24 – Equity budget, economic deficit
- + Debbie Santiago – Equity budget, housing for the elders
- + Lucia Obregon – Equity budget
- + Crista Alarcon Luna, MEDA – Community Equity division
- + Erick Arguello, Center for Social Justice – Community Equity division
- + Lily Lee, Tenderloin Family Housing – Planning committee, TCAP

- + Rakaya, Tenderloin Family Housing – Equity budget, youth safety and development
- + Speaker, TNDC – Community equity
- + Soja – Liaison program
- + Alma Castellanos, Clecha – Equity budget, beneficial to the communities
- + Danny Leno – Land acknowledgement
- + Speaker, South Pacific Islander Assoc. – Equity budget
- + Esan Looper, TCBD – Equity budget
- + Rebecca Gallegos – American Indian inter-tribal center
- = David Flynn – Overpaying computer scientists, Islais Creek
- = Elizabeth Watty – Response to comments and questions

ACTION: Reviewed and Commented

13. [2023-002998CWP](#) (M. LEON-FARRERA: (628) 652-7474)

AGING AND DISABILITY AFFORDABLE HOUSING IMPLEMENTATION PLAN – Informational Presentation – Planning Department staff, accompanied by representatives from the Aging and Disability Steering Committee (Planning Department, Mayor’s Office on Disability, Mayor’s Office of Housing and Community Development, Department of Homelessness and Supportive Housing, and Department of Disability and Aging Services), will present the final Aging and Disability Affordable Housing Implementation Plan, a comprehensive strategy to address the critical housing needs of older adults and adults with disabilities in San Francisco. Developed through extensive stakeholder engagement and interagency collaboration, the plan outlines key objectives and actions to facilitate aging and disability housing production, invest in preservation and accessibility upgrades of affordable housing stock serving these populations, increase access to affordable housing units, enhance housing stability for these vulnerable populations, and ensure public accountability. The Implementation Plan includes actions to coordinate and improve service provision across City agencies and service providers, prioritize funding for maintenance and operating subsidies, and improve cultural competency in service delivery.

Preliminary Recommendation: None – Informational

- SPEAKERS: = Lisa Chen – Staff presentation
 + Eli Gelardin – Mayor’s Office on Disability presentation
 = Malena Leon-Farrera – Staff presentation
 + Ocean Coast, SDA – Funds for elevator repairs
 + Itzel, SDA – Seniors at risk of homelessness and displacement

ACTION: Reviewed and Commented

14. [2024-005689OTH](#) (C. TEAGUE: (628) 652-7328)

FINAL OFFICE CONVERSION AND DEMOLITION 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)

- SPEAKERS: = Corey Teague – Staff presentation

ACTION: Reviewed and Commented

16. [2024-007142CRV](#) (M. GIACOMUCCI: (628) 652-7414)

1035 HOWARD STREET – south side between Russ Street and Harriet Street; Lot 094 in Assessor’s Block 3731 (District 6) – Resolution **Approving** a waiver of the Active Use requirements of Planning Code Section 145.1(c)(3) to allow less than 15 feet of Active Use(s) at the upper floors of the subject property as part of a project that would include 3,600 gross square feet of Social Services Use, 20,251 gross square feet (gsf) of Self-Storage Use with approximately 390 gsf of accessory Retail use, 1,210 gsf of additional ground-floor Active Use, and 43,996 gsf of Commercial Storage (a PDR use). Pursuant to Planning Code Section 145.1(d)(1), the Planning

Commission may waive or modify certain street frontage requirements for historic buildings when the Historic Preservation Commission advises that the proposed project would enhance the feasibility of preserving the subject property. The Project was heard at the Historic Preservation Commission on December 4, and the HPC recommended approval of the waiver for the upper stories. The Project is located within a MUG (Mixed Use-General) Zoning District and 65-X, 85-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Historic Preservation Commission's action on the associated Major Permit to Alter under Planning Department Record No. 2024-007142PTA 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

(Continued from Regular hearing on January 16, 2025)

[Disclaimer from Commissioner McGarry 3:48:45 – 3:49:20](#)

- SPEAKERS:
- = Monica Giacomucci – Staff report
 - + John Kevlin – Project sponsor presentation
 - + Ryan Torres – Project sponsor presentation
 - + Alex Lansberg – Improve streetscapes in the area
 - + John Anthony , NorCal Carpenters – Economic opportunity for carpenters
 - + Christian – Apprenticeship
 - + Dan Torres, SprinklerFitters Local 483 – Employment opportunity
 - + Dave Fahey, UA Loc 38 Plumbers & Pipefitters – Employment opportunity
 - = John Goldman, Goldman Architects – Issues with the drawings
 - Justin Appold – Issues for the neighborhood, need to activate space
 - Speaker – Problems in the neighborhood
 - Lauren Masangkay – Build a school or grocery store, not a storage facility
 - Alexa Trepiza – Will just add more crime in the community, build something else
 - Rudy Corpuz, United Playaz – Neighborhood opposition
 - Heather Phillips – Community safety
 - Alex Ludlum – Problem location
 - + Christine, SOMA Pilipinas – Proposed to be a hub for cultural arts
 - + David Woo, SOMA Pilipinas – Active ground floor
 - Carla Laurel, West Bay Pilipino Multi-Service Center – What is best for the community, listen to the residents
 - + MC Canlas – Opportunity to steward community space
 - Speaker – What's best for the people that lives there
 - + Raquel Redondiez, SOMA Pilipinas – Reason for the decision
 - = Georgia Schuttish – Does commercial storage includes servers
 - = Corey Teague – Response to comments and questions
 - + Olie Lundberg, Lundberg Design – Response to comments and questions
 - = Elizabeth Watty – Response to comments and questions
- ACTION: Adopted a Resolution Approving the waiver; Encouraging: the Sponsor to install transparent roll-up doors on Russ Street; providing loading off-street; and moving the corridor to the perimeter.
- AYES: Campbell, McGarry, Braun, Imperial, Moore, So
- NAYS: None
- ABSENT: Williams
- RESOLUTION: [21673](#)

15. [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 permit the alteration and tantamount demolition of an existing three-story building with two legal dwelling units and one unauthorized dwelling unit to result in a four-story, three-unit residential building within a RH-3

(Residential- House, Three 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: Approve with Conditions

(Continued from Regular hearing on January 9, 2025)

SPEAKERS:	= Michelle Taylor – Staff report
	+ Neal Schwartz – Project sponsor presentation
	+ Lina Kudinar – Enhancement to the neighborhood, environmental sustainability
	+ Wyatt Arnold – Improvement to the neighborhood character
	+ Megan – Increases the unit of housing and neighborhood improvement
	+ Neal O'Shea – Owner occupied
	- Georgia Schuttish – Flat policy, tantamount to demolition
	= Elizabeth Watty – Response to comments and questions
ACTION:	Approved with Conditions as Amended by Staff
AYES:	Campbell, McGarry, Braun, Imperial, Moore, So
NAYS:	None
ABSENT:	Williams
MOTION:	21674

ADJOURNMENT 6:11 PM

ADOPTED FEBRUARY 6, 2025