

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

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

**Thursday, March 13, 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: Aaron Starr, Gabriela Pantoja, Jeff Horn, 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. 2025-000426PCAMAP (T. TAM: (628) 652-7385)  
ALEXANDRIA THEATER SPECIAL USE DISTRICT [BF 241198] – **Planning Code and Zoning Map Amendments** – An ordinance, sponsored by Supervisor Chan, amending the Planning Code and Zoning Map to establish the Alexandria Theater Special Use District (SUD), at the northwest corner of Geary Boulevard and 18th Avenue, allowing exceptions to existing zoning controls for a residential project in the SUD, subject to specified conditions; 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 under Planning Code, Section 302.  
*Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications*  
 (Continued from Regular hearing on March 6, 2025)  
**(Proposed for Continuance to April 3, 2025)**

SPEAKERS: Angela, Supervisor Chan's office - Continuance  
 ACTION: Continued to April 3, 2025  
 AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So  
 NAYS: 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.

2. [2023-010016CUA-02](#) (W. MCCALLUM: (628) 652-7338)  
3225 FILLMORE STREET – southwest corner of Moulton Street; Lot 005 in Assessor's Block 0510 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 725, to extend the hours of operation of an approximately 1,850 square-foot Formula Retail use to begin at 5:00 a.m. every day for a Gym (d.b.a. Solidcore) within an existing one-story commercial building, located within the Union Street 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, Williams, Braun, Imperial, Moore, So  
 NAYS: None  
 MOTION: [21699](#)

4. [2024-008290DNX-02](#) (M. GIACOMUCCI: (628) 652-7414)  
30 VAN NESS AVENUE – east side between Fell and Market Streets; Lot 004 in Assessor's Block 0835 (District 6) – Request to modify the Inclusionary Affordable Housing Condition of Approval of the **Downtown Project Authorization** for the project (the "Initial Project") at 30 Van Ness Avenue previously approved by the Planning Commission on November 7, 2024, through Motion No. 21643 to conform with amendments made to the 30 Van Ness Special Use District by the Board of Supervisors through approval of Ordinance No. 001-25 on January 28, 2025. As modified, the Project would change its method of compliance with the requirements of Planning Code Section 415 through satisfaction of the affordable housing fee in Planning Code Section 415.5, subject to the fee credit provisions in the 30 Van Ness Special Use District. The amendment would not alter the physical form of the Initial Project, which would remain a 47-story mixed-use building reaching a roof height up to 520 feet tall (540' inclusive of rooftop screening/mechanical equipment). The Initial Project includes a total gross floor area of approximately 722,072 gross square feet of uses, with approximately 467,107 gross square feet of residential use (333 dwelling units) within a tower situated atop a nine-story podium containing approximately 252,905 gross square feet of general office use, approximately 6,414 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and five car share spaces provided for the residential and office uses. The subject property is located within a C-3-G (Downtown- General) Zoning District and 120/400-R-2 //140/520-R-2 Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None

ACTION: Approved with Conditions  
AYES: McGarry, Williams, Braun, Imperial, Moore, So  
NAYS: None  
RECUSED: Campbell  
MOTION: [21700](#)

## C. COMMISSION MATTERS

### 5. 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.

### 6. CONSIDERATION OF ADOPTION:

- [Draft Minutes for February 27, 2025](#)

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

### 7. COMMISSION COMMENTS/QUESTIONS

None.

## D. DEPARTMENT MATTERS

### 8. DIRECTOR'S ANNOUNCEMENTS

None.

### 9. 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**

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

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

At land use this week, the Committee considered the mayor's ordinance that would amend the Planning Code, Zoning Map, and General Plan to remove the 2/3 requirement for office development in the

Central SoMa Plan Area. This item was continued from last week's hearing so that the commission's proposed modifications could be drafted and added to the ordinance.

As the Committee discussed the bulk of this ordinance last week, this was a relatively short item. Supervisor Dorsey, the co-sponsor, introduced the amendments that align with the Commission's recommended modifications. These were to limit projects to 600ft in height and require certain community amenities on key sites.

Two public commenters spoke to reiterate their support for the amendments. They also express appreciation to the Planning Department and sponsors for retaining the community benefits on key sites. There was no discussion from the Committee. The ordinances were then unanimously forwarded to the Full Board with a positive recommendation.

#### **241067 Planning, Building Codes - Interim Housing in Hotels and Motels. Sponsor: Mayor. Staff: V. Flores.**

Next on the agenda was an ordinance, sponsored by the mayor, that would amend the Planning Code to allow Hotels and Motels to be used for Interim Housing without abandoning or discontinuing their land use designation.

Commissioners, you heard this item on December 12th of last year and adopted a recommendation for approval. Your approval came with the acknowledgement that the ordinance would be amended to require relocation efforts for when these Interim Housing units reverted back to hotels.

Supervisor Dorsey joined the Committee and expressed concerns related to the loss of hotel jobs and tourist hotels. He also noted that the Shelter-in-Place hotel suffered considerable damage.

HSH's Deputy Director, Emily Cohen, made a presentation on the item. In addition to the amendment related to relocation efforts, she also shared the following amendments:

1. Include new findings related to the continued support for participants and noninterference with unionized staff.
2. Amend the Ordinance to ONLY apply to the Civic Center Motor Inn located at 364 9th Street. This Inn will serve as a sober independent living transitional housing pilot program.
3. Clarify this program is intended for sites that operated as Hotels/Motels as of April 1, 2025 and not intended for sites that have abandoned their Hotel/Motel status in the past.
4. Authorize reestablishment of Hotel use for hotels that operated as Shelter in Place hotels during the pandemic and were still operating as interim housing on January 1, 2025

This last amendment would need to be referred to the Planning Commission.

There were more than a dozen comments in support of the proposed Ordinance. Most came from those that currently reside in or recently graduated from sober living transitional housing programs.

After closing public comment, Chair Melgar moved to amend the file with all but the SIP hotel amendment and continued the item to next week.

The Chair then noted that she intended to duplicate the amended file next week and add the SIP hotel amendment that requires rereferral back to the Planning Commission.

### **FULL BOARD**

There were no Planning Department items at the Full Board this week.

### **CLOSING**

In closing, I wanted to acknowledge that Monday is St. Patrick's Day. Some of you may celebrate with a pint or two, so I wanted to share a bit of Irish history to contemplate while you enjoy your drink. Don't worry—this will be quick, unlike Irish history in general.

Ireland has two official symbols: the shamrock and the harp.

We're all familiar with the shamrock, as it is widely associated with St. Patrick and Irish identity; however, the harp holds a unique place as the country's official emblem.

Just as the U.S. uses the eagle on government seals, Ireland uses the harp—a tradition that dates back centuries.

Since the 13th century, the harp has been a heraldic symbol of Ireland, representing the nation's deep connection to music. In medieval times, harpists played for chieftains, and the instrument became central to Irish culture.

Even outsiders took note. In 1185, Prince John—later King John of England—visited Ireland and gave the Irish this rather backhanded compliment:

*"The only thing to which I find that this people apply a commendable industry is playing upon musical instruments... they are incomparably more skillful than any other nation I have ever seen... Scotland and Wales strive to rival Ireland in the art of music."*

So, when the Irish Free State was established in 1922, it made sense to adopt the harp as its national emblem. But there was one small problem—Guinness had already trademarked the harp 50 years earlier.

## E. GENERAL PUBLIC COMMENT

**SPEAKERS:** Georgia Schuttish – Project examples emailed February 23rd and March 2nd show loopholes in codifying Flat Policy. Flats were extensively remodeled from standard stacked Flat layout with complete reconfiguration of rooms and relocation of flats to different floors within structure. March 2nd email shows sliding door linking Flats. Total interior wall Demolition of 73.64% per plans at DBI Records. Examples shown today: Two pairs Flats recently sold, now under review. One example: Flat wrapped around other. Odd reconf igation also expands “vestibule” into a “common foyer”. Other example: Project originally wanted to take advantage of Section 317 (b) (7) by relocating one Flat behind garage: Reason why Flat Policy was necessary to prevent sham units and de facto mergers. This project is like example sent February 23rd with second kitchen relegated to closet-like space. Must have strong code language to properly codify Residential Flat Policy for outcomes to meet Policy Findings and Housing Element.  
Masako Takahashi – Osaka Way, Ruth Asawa artworks  
Claire Mills – State population projections  
Rich Hillis – Response to comments and questions

3. [2017-015199CUA-02](#) (G. PANTOJA: (628) 652-7380)  
531 BAYSHORE BOULEVARD, 40, 55, 75 WATERLOO STREET, 6, 10 MARENGO STREET, AND 250 INDUSTRIAL STREET – bounded by Loomis Street to the east, Waterloo Street to the north, Bay Shore Boulevard to the west, and Industrial Street to the South; Lots 001, 001A, 002 in Assessor's Block 5582 and Lots 001, 005, 006, 038, 061 in Assessor's Block 5607 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.3, 249.65, and 303 to maintain an existing temporary Private Parking Lot (D.B.A. “Yellow Cab”) for a time period not to exceed eight years at the subject properties within a PDR-2 (Core Production, Distribution, and Repair) Zoning District and 65-J 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:** = Gabriela Pantoja – Staff report  
+ Tuija Catalano – Project sponsor presentation  
- Speaker – Extension and not fleet charging  
**ACTION:** After being pulled off of Consent; Approved with Conditions  
**AYES:** Campbell, McGarry, Williams, Braun, Imperial, Moore, So  
**NAYS:** None  
**MOTION:** [21701](#)

5. [2018-007883PHA-07](#) (J. HORN: (628) 652-7366)  
11 FRIDA KAHLO WAY – BALBOA RESERVOIR DEVELOPMENT - BLOCK A – bounded by the Ocean Avenue Neighborhood Commercial District to the south, City College of San Francisco Ocean Campus to the east, Westwood Park neighborhood to the west, and Archbishop Riordan High School to the north, Assessor's Block 3180, Lot 190 (partial) (District 7); Lot 190 in Assessor's Block 3180 (District 7) – Pursuant to Planning Code Section 249.90, the proposed development within Block A of the Balboa Reservoir Special Use District (SUD) shall be presented to the Planning Commission in accordance with the Project's Development Agreement. The listed design application has been reviewed for conformance with the Balboa Reservoir Design Standards and Guidelines (DSG) document adopted by the Planning Commission and is requesting **Major Modifications**, pursuant to Section 249.90(i)(4)(C), to the Size and Configuration of Required Openings, At-Grade Entries, and Minimum Height of Ground Floor Standards of the DSG and Off-Street Loading requirements of the SUD. Block A proposes a 189,975 square foot, 159 dwelling unit, 100% affordable housing building within Phase 1 of the Balboa Reservoir Development project. The subject property is located within the BR-MU (Balboa Reservoir - Mixed Use) and Public (P) Zoning Districts, the Balboa Reservoir SUD (Special Use District), and 40/78-BR Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: = Jeff Horn – Staff presentation  
+ Jonathan Cherry - OEWD presentation  
+ Bradley – Design presentation  
+ Speaker – Project sponsor presentation  
- Speaker – Sizable project, emergency water supply  
ACTION: After being pulled off of Consent; Approved with Conditions  
AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So  
NAYS: None  
MOTION: [21702](#)

ADJOURNMENT 1:19 PM

ADOPTED MARCH 27, 2025