

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, February 27, 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 12:08 PM

STAFF IN ATTENDANCE: Aaron Starr, Gretel Gunther, Michelle Taylor, Lisa Chen, Malena Leon-Farrera, Kate Conner, 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.

- 1a. 2023-005187CUA (V. PAGE: (628) 652-7396)
54 4TH STREET – west side between Market and Jessie Streets (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303(g) to allow the conversion of 72 of the 81 existing residential hotel rooms (Group Housing, a Residential Use) to tourist hotel rooms (Hotel, a Retail Sales and Services Use) within a C-3-R (Downtown Retail) Zoning District, Priority Equity Geographies Special Use District, and 160-S Height and Bulk District. The conversion of residential hotel rooms at the subject property (a.k.a., the

“Mosser Hotel”) requires one-for-one replacement of units pursuant to Chapter 41 of the Administrative Code. Therefore, the Project also involves the conversion of 72 tourist hotel rooms located at 509 Minna Street (a.k.a., the “Minna Hotel”) to residential hotel rooms.

Preliminary Recommendation: Approve with Conditions

(Proposed for Continuance to March 6, 2025)

SPEAKERS: Sue Hestor – Continue for more than one week
Elizabeth Watty – Response to comments and questions
ACTION: Continued to March 20, 2025
AYES: Williams, Braun, Imperial, Moore, So
NAYS: Campbell, McGarry

- 1b. 2023-005187VAR (V. PAGE: (628) 652-7396)
509 MINNA STREET – south side between 6th and 7th Streets (District 6) – Request for **Variance** from the Planning Code’s requirements for rear yard (Section 134), residential open space (Section 135) and bicycle parking (Section 155.2) to allow the conversion of all 72 existing tourist hotel rooms (Hotel, a Retail Sales and Services Use) to residential hotel rooms (Group Housing rooms, a Residential Use) within the SOMA NCT (Neighborhood Commercial Transit) Zoning District, Priority Equity Geographies Special Use District, and 45-X and 85-X Height and Bulk Districts. The conversion of 72 tourist hotel rooms at the subject property (a.k.a., the “Minna Hotel”) to residential hotel rooms would satisfy the requirement of one-for-one replacement of units, pursuant to Chapter 41 of the Administrative Code. Therefore, the Project also involves the conversion of 72 residential hotel rooms located at 54 4th Street (a.k.a., the “Mosser Hotel”) to tourist hotel rooms.
(Proposed for Continuance to March 6, 2025)

SPEAKERS: Same as item 1a.
ACTION: Acting ZA continued to March 20, 2025

2. 2020-009915CUA (J. HORN: (628) 652-7366)
237 SANCHEZ STREET – east side between 15th and 16th Streets; 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

(Continued from Canceled hearing on February 20, 2025)

(Proposed for Continuance to March 6, 2025)

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

3. 2023-009469DRP (D. WINSLOW: (628) 652-7335)
77 BROAD STREET – south side between Plymouth and San Jose Avenues; Lot 014A in Assessor’s Block 7112 (District 11) – Request for **Discretionary Review** of Building Permit Application No. 2023.0629.1225 for the construction of a two-story horizontal and vertical addition to add two dwelling units to a two-story, two-unit 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 January 16, 2025)

(Proposed for Continuance to March 20, 2025)

SPEAKERS: None
ACTION: Continued to March 20, 2025
AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So
NAYS: None

4. 2019-017622ENV (R. SHUM: (628) 652-7542)

570 MARKET STREET – north side between Sutter Street and Montgomery Street; Lot 013 in Assessor's Block 0291 (District 3) – **Appeal of Preliminary Mitigated Negative Declaration** for the proposed demolition of the existing two-story-over-basement buildings and construction of a 29-story, approximately 300-foot-tall building for hotel uses. The new building would provide approximately 3,400 gross square feet of retail space on the ground floor and mezzanine levels fronting Market Street and an approximately 123,000-square-foot hotel space that would accommodate approximately 210 guest rooms. The project site is in a C-3-O (Downtown Office) Zoning District, Priority Equity Geographies SUD (Special Use District), and 300-S Height and Bulk District.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration

(Continued from Regular hearing on December 12, 2024)

(Proposed for Continuance to April 3, 2025)

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

- 5a. 2019-017622DNX (J. VIMR: (628) 652-7319)

570 MARKET STREET – north side between Sutter Street and Montgomery Street; Lot 013 in Assessor's Block 0291 (District 3) – Request for **Downtown Large Project Authorization** pursuant to Planning Code Sections 309 with exception from requirements for interior lot setbacks under Section 132.1, for off-street freight loading spaces under Sections 152.1 and 161, and for off-street tour bus loading spaces under Section 162 to allow the construction of a 29-story, approximately 300-foot-tall building for hotel uses. The new building would provide approximately 3,400 gross square feet of retail space on the ground floor and mezzanine levels fronting Market Street and an approximately 123,000-square-foot hotel space that would accommodate approximately 210 guest rooms. The project site is in a C-3-O (Downtown Office) Zoning District, Priority Equity Geographies SUD (Special Use District), and 300-S Height and Bulk District. The Planning Department issued a preliminary mitigated negative declaration 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).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on December 12, 2024)

(Proposed for Continuance to April 3, 2025)

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

- 5b. 2019-017622CUA (J. VIMR: (628) 652-7319)
570 MARKET STREET – north side between Sutter Street and Montgomery Street; Lot 013 in Assessor's Block 0291 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303, to allow the construction of a 29-story, approximately 300-foot-tall building for hotel uses. The new building would provide approximately 3,400 gross square feet of retail space on the ground floor and mezzanine levels fronting Market Street and an approximately 123,000-square-foot hotel space that would accommodate approximately 210 guest rooms. The project site is in a C-3-O (Downtown Office) Zoning District, Priority Equity Geographies SUD (Special Use District), and 300-S Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on December 12, 2024)
(Proposed for Continuance to April 3, 2025)

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

- 5c. 2019-017622VAR (J. VIMR: (628) 652-7319)
570 MARKET STREET – north side with rear frontage along Sutter Street (a through lot); Lot 013 in Assessor's Block 0291 (District 3) – Request for **Variance** from the Zoning Administrator to consider a further height exemption for the elevator penthouse pursuant to Section 260(b)(1)(B). Such exemptions are normally limited to 16 feet above the height limit, but the Zoning Administrator may, after conducting a public hearing, grant a further height exemption for the penthouse to the extent they determine such an exemption is required to meet state or federal laws or regulations. The project site is in a C-3-O (Downtown Office) Zoning District, Priority Equity Geographies SUD (Special Use District), and 300-S Height and Bulk District.
(Proposed for Continuance to April 3, 2025)

SPEAKERS: None
 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.

6. [2024-011339CUA](#) (D. SPYCHER: (628) 652-7588)
255 CALIFORNIA STREET – southeast corner of Battery Street; Lot 013 in Assessor's Block 0262 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to establish a Non-Retail Sales & Service use (General Office use) within two vacant ground floor tenant spaces at the subject property located within a C-3-O (Downtown- Office) Zoning District and 400-S Height and Bulk District. The project proposes interior tenant improvements and no exterior improvements. 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 Canceled hearing on February 20, 2025)
Disclosure from Commissioner Campbell

SPEAKERS: None
 ACTION: Approved with Conditions

AYES: McGarry, Williams, Braun, Imperial, Moore, So
 NAYS: None
 RECUSED: Campbell
 MOTION: [21687](#)

7. [2024-010575CUA](#) (D. SPYCHER: (628) 652-7588)
1463 HAIGHT STREET – south side between Ashbury Street and Masonic Avenue; Lot 025 in Assessor's Block 1244 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 719, and 781.9 to allow a change of use from an existing Limited Restaurant use (d.b.a. Bizza) to Restaurant use, which will sell on-sale alcoholic beverages on the ground floor within the Haight Street NCD (Neighborhood Commercial District) Zoning District, Haight Street Alcohol Restricted Use Subdistrict and 40-X Height and Bulk District. No interior or exterior alterations are proposed. 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 Canceled hearing on February 20, 2025)

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So
 NAYS: None
 MOTION: [21688](#)

8. [2024-011113CUA](#) (M. LANGLEIE: (628) 652-7410)
401 COLUMBUS STREET – west side between Green, Stockton and Vallejo Streets; Lot 026 in Assessor's Block 0131 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 722 and 780.3 to allow for the transfer of a Type 47 (On-Sale General – Eating Place) ABC License to an existing Restaurant (dba Steps of Rome) within the North Beach NCD (Neighborhood Commercial District) Zoning District, North Beach and Telegraph Hill-North Beach SUD (Special Use Districts) and 401-X Height and Bulk District. The Restaurant located at the subject property previously held a Type 41 ABC license.
Preliminary Recommendation: Approve with Conditions
 (Continued from Canceled hearing on February 20, 2025)

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So
 NAYS: None
 MOTION: [21689](#)

9. [2024-010813CUA](#) (J. HORN: (628) 652-7366)
2001 VAN NESS AVENUE, GROUND B – northwest corner of Jackson Street; Lot 002 in Assessor's Block 0594 (District 2) – Request for **Conditional Use Authorization** pursuant to the CB3P Program and Planning Code Sections 209.3 and 303 to establish a 7,210 gross-square-foot Retail Sales and Services use (dba Bay Breakers Boxing Gym) at the ground floor of a commercial building located within a RC-4 (Residential-Commercial, High Density) Zoning District, Van Ness SUD (Special Use District), and 80-D Height and Bulk District. No interior or exterior alterations are proposed. 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 Canceled hearing on February 20, 2025)

SPEAKERS: None

ACTION: Approved with Conditions
 AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So
 NAYS: None
 MOTION: [21690](#)

10. [2024-010541CUA](#) (J. DACEY: (628) 652-7415)
 1530-1542 HAIGHT STREET – north side between Clayton and Ashbury Streets; Lots 013 and 052 in Assessor's Block 1231 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303 and 719, to allow an existing General Grocery use (d.b.a. Gus's Community Market) to expand into an adjacent, vacant retail space exceeding 2,499 square feet of floor area within the Haight Street NCD (Neighborhood Commercial District) Zoning District, Haight Street Alcohol Restricted Use Subdistrict 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, Williams, Braun, Imperial, Moore, So
 NAYS: None
 MOTION: [21691](#)

C. COMMISSION MATTERS

12. LAND ACKNOWLEDGEMENT

Commissioner Imperial:

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.

13. CONSIDERATION OF ADOPTION:
- [Draft Minutes for February 6, 2025](#)
 - [Draft Minutes for February 13, 2025](#)

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

14. COMMISSION COMMENTS/QUESTIONS

None.

D. DEPARTMENT MATTERS

15. DIRECTOR'S ANNOUNCEMENTS

None.

16. 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. We're coming to the end of Black History Month. For a big chunk of it I was traveling around New Zealand, but I did manage to get back in time for the Department's celebration, which was held this past Tuesday. It included some delicious food, music, and a panel discussion by three local Black artists. One of the key ideas the artists touched on is that, in our current climate, celebrating Black History Month, Black artists, and even Black joy itself is an act of resistance. That's something worth remembering. These annual celebrations can sometimes feel routine, and it's easy to struggle to find fresh inspiration. But in many ways, our current moment has given us an unexpected gift—the chance to reassess and reinvigorate these traditions. By openly and vocally celebrating the history, culture, and contributions that some seek to erase, we actively resist that erasure. We affirm that these stories matter, that this joy matters, and that we will continue to honor and uplift them. So, happy Black History Month.

Land Use

[240932](#) Planning Code - Third Street Alcohol Restricted Use District. Sponsor: Walton. Staff: V. Flores.

First on the land use agenda was Supervisor Walton's ordinance that would amend the Third Street Alcohol Restricted Use District. The amendment would conditionally permit certain Bars within the Bayview Neighborhood Commercial District (NCD).

Commissioners you heard this item on December 5th of last year and adopted a recommendation for approval. During land use, there were no public comments or Supervisor discussion. The item was subsequently sent to the Full Board with positive recommendation as a committee report.

[241121](#) Planning Code, Zoning Map - Leland Avenue Neighborhood Commercial District. Sponsor: Walton. Staff: V. Flores.

Next the Committee considered Supervisor Walton's ordinance to create the Leland Avenue Neighborhood Commercial District. The controls in the new NCD will remain primarily the same as NC-2, but some controls would be amended to better reflect the community's needs. Commissioners, you heard this item on February 6th and adopted a recommendation for approval.

During the land use hearing, Supervisor Walton introduced the item and shared the overall goals of enhancing foot traffic in the corridor and fostering small business opportunities. He emphasized that community engagement efforts began in 2023, and that the drafted legislation aligns with the community's goals.

There were three public commentors in support of the legislation. There was no additional Committee discussion, and the item was sent to the Board with positive recommendations as a committee report.

Full Board

[240873](#) Planning, Health Codes - Inclusionary Housing Ordinance, Non-Potable Water Exemption. Sponsor: Mayor. Staff: V. Flores. PASSED Second Read

[240927](#) Planning Code - Development Impact Fees and Requirements for Non-Residential to Residential Conversion Projects. Sponsor: Mayor. Staff: Langlois. Passed First Read

[240932](#) Planning Code - Third Street Alcohol Restricted Use District. Sponsor: Walton. Staff: V. Flores. Passed First Read

[241121](#) Planning Code, Zoning Map - Leland Avenue Neighborhood Commercial District. Sponsor: Walton. Staff: V. Flores. Passed First Read

E. GENERAL PUBLIC COMMENT

SPEAKERS: Bridget Maley – Public outreach regarding density decontrol
Rich Hillis – 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.

11. [2024-004085DRM](#) (G. GUNTHER: (628) 652-7607)
1 LA AVANZADA – Sutro Tower; Lot 003 in Assessor's Block 2724 (District 7) – Request for **Mandatory Discretionary Review**, pursuant to Planning Code Section 306.9, of Building Permit Application No. 2024.0118.4187, proposing the voluntary removal of existing exterior horizontal cladding panels and replacement with new exterior horizontal cladding panels with non-lead paint on levels two, three, and four of the tower within a RH-1(D) (Residential, House – One-Family) Zoning District, the Family and Senior Housing Opportunity SUD (Special Use District), and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve with Conditions
 (Continued from Canceled hearing on February 20, 2025)
[Disclosures from Commissioner Braun and Campbell](#)

SPEAKERS: = Gretel Gunther – Staff report
 + Kristen Thall Peters – Project sponsor presentation
 = Shalin Chin, Midtown Homeowners Assoc. – DRM being on the Consent Calendar
 = Walter Kaplan, Forest Knolls Neighborhood – DRM being on the Consent Calendar
 = Kirsten Jensen, City Attorney – Response to comments and questions
 ACTION: Took DR and Approved with Conditions
 AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So
 NAYS: None
 DRA: [866](#)

17. [2024-009753PCA](#) (M. TAYLOR: (628) 652-7352)
WINDOW REPLACEMENT STANDARDS [BOARD FILE NO. 241021] – **Planning Code Amendment** – Ordinance introduced by Supervisor Melgar amending the Planning Code to limit restrictions on window replacement projects in certain buildings; 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 February 6, 2025)

SPEAKERS: = Michelle Taylor – Staff presentation
 + Sup. Myrna Melgar – Introduction to the ordinance
 - Michael King – Impact to local small business, window installations, cost
 = Courtney Damkroger – Coordinated with the Objective Design Standards, HPC
 = Bridget Maley – HPC review, Preservation Objective Design Standards
 + Garren Checkley – Cost of living, Restoring public trust
 - Bruce Bowen – Older buildings, require more outreach
 + Patrick Hoffman – Environmental reasons, vinyl vs wooden windows
 - Katherine Howard – Send to HPC for review
 - Georgia Schuttish – Existing opening, HPC review
 = Aaron Starr – Response to comments and questions
 ACTION: Adopted a Recommendation for Approval with Staff modifications

AYES: Campbell, McGarry, Williams, Braun, Imperial, So
 NAYS: Moore
 MOTION: [21692](#)

18. [2021-005878CWP](#)

(M. LEON-FARRERA: (628) 652-7474)

TENANT PROTECTIONS: REPLACEMENT UNITS & TENANT RIGHTS – Informational Presentation – The purpose of this informational hearing is to provide an overview of forthcoming citywide tenant protection legislation that will be introduced in connection with the Housing Element rezoning program, Expanding Housing Choice. The draft legislation aims to codify and improve implementation of California Senate Bill 330 (SB330), including provisions for unit replacement and tenant protections for projects that propose to demolish existing housing units. The Planning Department is seeking feedback from the Commission to ensure that the proposal effectively balances housing production, housing preservation, tenant protections, and community needs.

Preliminary Recommendation: None – Informational

SPEAKERS:

- + Priya Prabhakar – REP presentation
- + Amalia Macias-Laventure – REP presentation
- = Lisa Chen – Staff presentation
- = Malena Leon-Farrera – Staff presentation
- + Don Masumi – Underserved community
- + Fred Sherburn-Zimmer, Housing Rights Community SF – Landlords
- + Ozzy Rohm, SF Tenants Union – Demolitions vs remodels
- + Katherine Howard, NUSF – Commend Ozzy Rohm
- + Ramon Bonifacio, Somcan – Tenant counselor, support the demand as outlined
- + Ann Lim – Tenant counselor, tenants’ struggles
- Virginia Parker – Rent controlled apartment, upzoning
- Bruce Bowen – Vancouver
- + PJ Eugenio, Somcan – For residents not for developers
- + Zachary Frial, Somcan – Displacement due to upzoning
- + Anne, SF Gray Panthers – Enforcement
- + Aileen Mejia, HRCFSF – Displacements
- + Sydney Peterson – Small businesses
- + Patrick Hoffman – Rezoning plan
- + Kathy Lipscomb, REP SF – Below market rents, no evictions
- + Steve Lee – Evictions
- + Suzzanne Martin – Rent controlled apartment, upzoning
- + John Avalos – Housing crisis
- + Barbara Skinner – Preserve historic buildings
- + Reina – Displacements
- + Joseph Smooke – Acknowledgements
- + Speaker – Tenant counselling, data
- + Breanna Morales, HAC – SB330, tenant rights to remain and return
- + Richard Kurylo – Parcels to be upzoned, assistance
- + Ocean Blue – Seniors and disabled protection
- + Shantal Laberinto, REP SF – Land banking
- + Catherine Petrin – Inequality
- + Georgia Schuttish – The heart of Tenant Protection is regulating/preventing Demolitions. Puzzling that the Planning Commission is ceding to DBI regarding the definition of Demolition since the Building Code has no definition of Demolition and the Planning Code does. Please do not allow another loophole. See emails February 21st, 23rd and 25th. Section 317 defines Demolition. DBI has forms. Commission has legislative authority to adjust Calcs protecting tenants, preserving existing housing for current and future tenants w/rent control or at lower AMLs. Protect Flats/UDUs. The Commission has knowledge and skill to appropriately and accurately apply 317

Findings. Section 317(a) Findings. San Francisco faces a continuing shortage of affordable housing. There is a high ratio of rental to ownership tenure among the City's residents. The General Plan recognizes that existing housing is the greatest stock of rental and financially accessible residential units, and is a resource in need of protection.

- + Ana Cristina Arana – Equity actions
- + Bridget Maley – Housing production, mayor's participation
- + Paulie Marshall, AHA – Demolitions and displacements
- + Courtney Damkroger, NUSF – Upzoning and density decontrol
- + Laurie Brooke, NUSF – Tenant displacement, unoccupied units
- + Diane Ruiz, REP SF - Stories of tenant displacement
- + Claire Mills – RHNA
- + Mark Norton – Profit
- + Mike McCarthy – Initiatives
- + Mitchell, HAC – Demolitions
- + Theresa Flandrich – Support demands
- + Sue Hestor – Support
- = Rachael Tanner – Response to comments and questions
- = Joey Koomas, Rent Board – Response to comments and questions
- = Kate Conner – Response to comments and questions
- = Rich Hillis – Response to comments and questions

ACTION: Reviewed and Commented

19.

(K. CONNER: (628) 652-7535)

STATE HOUSING LAWS – Informational Presentation on State Housing Laws passed in the 2024 legislative session.

Preliminary Recommendation: None – Informational

SPEAKERS: = Kate Conner – Staff presentation
 = Georgia Schuttish – SB330, demolition definition, Day Street project
 = Sue Hestor – Outreach on amendments
 = Elizabeth Watty – Response to comments and questions
 = Rich Hillis – Response to comments and questions

ACTION: Reviewed and Commented

ADJOURNMENT 5:06 PM

ADOPTED MARCH 13, 2025