

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

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

**Thursday, August 1, 2024**  
**12:00 p.m.**  
**Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT DIAMOND AT 12:01 PM

STAFF IN ATTENDANCE: Aaron Starr, Audrey Merlone, Veronica Flores, Joshua Switzky, Maggie Laush, Elizabeth Watty  
– Director of Current Planning, 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. 2023-003652CUA (M. MATHUR: (628) 652-7355)  
3901 NORIEGA STREET – southwest corner of 46th Avenue; Lot 001 in Assessor's Block 2083 (District 4) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 710, to allow expansion of the existing restaurant use (d.b.a. The Pizza Place on Noriega) into the adjacent storefronts and beyond the permitted use size of 2,999 square feet within an existing one-story commercial building in a NC-1 (Neighborhood Commercial) 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 July 18, 2024)

**(Proposed for Continuance to September 19, 2024)**

SPEAKERS: None  
ACTION: Continued to September 19, 2024  
AYES: McGarry, So, Williams, Braun, Imperial, Moore, Diamond  
ABSENT: None

- 1b. 2023-003652VAR (M. MATHUR: (628) 652-7355)  
3901 NORIEGA STREET – southwest corner of 46th Avenue; Lot 001 in Assessor's Block 2083 (District 4) – Request for **Variance** from rear yard requirements of Planning Code Section 134 to legalize four accessory structures in the required rear yard within an existing one-story commercial building in a NC-1 (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.  
(Continued from Regular hearing on July 18, 2024)  
**(Proposed for Continuance to September 19, 2024)**

SPEAKERS: None  
ACTION: ZA Continued to September 19, 2024

2. 2024-001579CUA (E. OROPEZA: (628) 652-7416)  
200 CAPP STREET – southwest corner of 17th Street; Lot 044 in Assessor's Block 3575 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.60, 303, and 754, to allow a new Non-Residential use (d.b.a. Kiitos) proposed where the immediate prior Commercial Use was a Legacy Business (d.b.a. The Uptown) within an existing, approximately 1,300 square-foot, ground floor tenant space within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage SUD (Special Use District), and 55-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
(Continued from Canceled hearing on July 11, 2024)  
**(Proposed for Continuance to September 19, 2024)**

SPEAKERS: None  
ACTION: Continued to September 19, 2024  
AYES: McGarry, So, Williams, Braun, Imperial, Moore, Diamond  
ABSENT: None

3. 2023-007010CUA (K. BOTN: (628) 652-7311)  
1310 JUNIPERO SERRA BOULEVARD – west side of Junipero Serra Blvd 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 303 and 209.1 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 June 13, 2024)  
**(Proposed for Continuance to October 17, 2024)**

SPEAKERS: None  
 ACTION: Continued to October 17, 2024  
 AYES: McGarry, So, Williams, Braun, Imperial, Moore, Diamond  
 ABSENT: None

4. [2015-006356CUA-02](#) (M. DITO: (628) 652-7358)  
336 PIERCE STREET – east side between Page and Oak Streets; Lot 020 in Assessor's Block 0844 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.2, 303, and 317 to legalize the demolition of an Unauthorized Dwelling Unit (UDU) at the rear of the subject property. A legal accessory structure in the rear yard was previously converted to a UDU and subsequently demolished. The rear structure will not be reconstructed and the UDU will not be replaced. The subject property is located within a RM-1 (Residential, Mixed – Low-Density) Zoning District, Family Housing Opportunity SUD (Special Use District), and 40-X Height and Bulk District. The project seeks to abate Planning Enforcement Case No. 2015-005370ENF.  
*Preliminary Recommendation: Disapprove*  
 (Continued from Regular hearing on June 13, 2024)  
**(Proposed for Indefinite Continuance)**

SPEAKERS: None  
 ACTION: Continued Indefinitely  
 AYES: McGarry, So, Williams, Braun, Imperial, Moore, Diamond  
 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. [2024-003483CUA](#) (M. LANGLEIE: (628) 652-7410)  
901 BUSH STREET, #502 – southwest corner of Taylor Street; Lot 048 in Assessor's Block 0282 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.3, and 303 to classify the subject property as an Intermediate Length Occupancy (ILO) unit. Classification as an ILO unit allows a dwelling unit to be offered for occupancy for an initial stay with a duration of greater than 30 days but less than one year (365 days). ILO units are a use characteristic. The unit proposed for ILO classification will remain a dwelling unit. The subject property is located within a RC-4 (Residential-Commercial, High Density) Zoning District and 65-A Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: McGarry, So, Williams, Braun, Imperial, Moore, Diamond  
 ABSENT: None  
 MOTION: [21596](#)

6. [2019-007297CUA](#) (H. MONTANO: (628) 652-7402)  
2300 POLK STREET – northeast corner of Green Street; Lot 015 in Assessor's Block 0548 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 723, to establish a formula retail use (d.b.a. Mixt), within an existing retail space on the first floor and the mezzanine level, within the Polk Street NCD (Neighborhood Commercial District) Zoning District and 65-A 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: McGarry, So, Williams, Braun, Imperial, Moore, Diamond  
 ABSENT: None  
 MOTION: [21597](#)

7. [2024-002929CUA](#) (J. SACCHI: (628) 652-7308)  
737 IRVING STREET – south side between 08th and 09th Avenues; Lot 039B of Assessor's Block 1763 (District 7)  
 – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, 303.1 and 730 to establish a Formula Retail use (d.b.a. Super Duper Burgers) within an existing, vacant commercial space at the ground floor of the subject property within the Inner Sunset NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. The project includes interior tenant improvements, as well as in-kind repairs of the stucco siding and removal of decorative window screens at the front facade. Business signage will be proposed under a separate permit application. 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: McGarry, So, Williams, Braun, Imperial, Moore, Diamond  
 ABSENT: None  
 MOTION: [21598](#)

8. [2024-005931PCA](#) (A. STARR: (628) 652-7533)  
2024 CODE CORRECTIONS ORDINANCE – **Planning Code and Building Code Amendments** – Ordinance amending the Building and Planning Codes to correct typographical errors, update outdated cross-references, make non-substantive revisions to clarify or simplify Code language, and make other minor, substantive updates to various Code provisions; 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 general welfare under Planning Code, Section 302.  
*Preliminary Recommendation: Adopt Resolution to Initiate and Schedule for Adoption on or After September 19, 2024*

SPEAKERS: None  
 ACTION: Adopted a Resolution to Initiate and Scheduled an Adoption hearing on or After September 19, 2024  
 AYES: McGarry, So, Williams, Braun, Imperial, Moore, Diamond  
 ABSENT: None  
 RESOLUTION: [21599](#)

## C. COMMISSION MATTERS

### 9. LAND ACKNOWLEDGEMENT

#### President Diamond:

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.

10. CONSIDERATION OF ADOPTION:

- [Draft Minutes for July 18, 2024](#)

SPEAKERS: None

ACTION: Adopted

AYES: McGarry, So, Williams, Braun, Imperial, Moore, Diamond

ABSENT: None

11. COMMISSION COMMENTS/QUESTIONS

**President Diamond:**

I'm going to start. First, I want to welcome our new Commissioner, Sean McGarry, I will tell you that I have considered it a privilege and an honor to serve for the last five years, and I hope that you feel the same way. Welcome.

**Commissioner McGarry:**

Thank you.

**President Diamond:**

And with that, I want to let everyone know that this is my last hearing. After much thought, I have declined to accept the mayor's offer to renominate me for another term. As many of you know, I have two brand new baby grandsons in LA, one is five weeks old and one is three days old. And I want the flexibility to help out their parents. I have no intention of being the granny nanny, or of moving to LA. I absolutely love living in San Francisco, but I do want the flexibility to be back up and to be a presence in their lives, and that is inconsistent with the workload and the weekly schedule of this Commission. For the past 40 years, it's been my delight to juggle career, kids, community and public service, and the last five years I've been able to prioritize public service by serving on this Commission, and it's been such an honor to do so. But for the next little while, I'm going to prioritize my family.

So a number of thank you, first to the mayor, for having nominated me several times and to the Board for having affirmed my seat on this Commission. Second, a special shout out to the Tech Department, for allowing me to hear what's going on. As most of you know, I suffer from significant hearing loss, and without the Tech Department, in conjunction with Jonas' request to come up with better and better devices, I wouldn't have otherwise been able to hear, and therefore I couldn't have participated. I want to thank Director Hillis, Miss Watty, and all of the staff for the conviction of their positions. The incredible analysis that they produce in the staff reports for us every week, and for answering my never ending questions on every matter. Jonas, your skill at ensuring that this Commission runs smoothly is just not to be believed. Thank you for all your work. And a special thank you to the public, for your letters, for your phone calls, and for showing up. It's your participation that makes this process what it is. And finally to my fellow Commissioners, for the respect that shown to each other and for the willingness and the openness to other people's opinions before making decisions. It's been one of the joys and the hallmarks of this Commission over the past five years and I have truly enjoyed that. I will miss it all. Especially at a time when we're working so hard to use every land use tool we have in the box to grow our economy, create housing opportunities for everybody, attract visitors, and a special shout out to meet the needs of families. Thank you all.

**Commissioner Moore:**

Commissioner Diamond couldn't say it better. She will be a hard act to follow and I will personally very much miss her. She comes with experience, she comes with a courageous voice, and she comes with a loving personality that cares. And I do understand that there are times in our lives when we need to make a decision, and I truly and deeply respect her to choose a personal path in her life after she has given a lot to the community and a lot to this Commission. I wish you the best. You will be missed, particularly her experience and mature

voice is definitely needed to balance it out and we often come from different positions, but we deeply respect what we do and we consult with each other in a caring way to deliver the best we can here, as President, as Vice President.

**President Diamond:**

Thank you so much.

**Commissioner Moore:**

Sue, I will call you by your first name. You will be seriously missed and I wish you all the best, but we will not lose touch because we know each other. Thank you.

**President Diamond:**

So lovely. Thank you.

**Commissioner Braun:**

First, I just want to say welcome, Commissioner McGarry. Welcome to the Commission. President Diamond, Sue, I've always been so impressed by your your commitment to service for the City. And I know that serving on this Commission, you've said is, you know, has been a lifelong dream and something I know you've taken very seriously. And so you're definitely, I'm definitely going to miss you, and I'm going to I hopefully we'll still continue to have great conversations about, you know, what is best for San Francisco and debating that. And I've always appreciated that dialog that has been possible as you've served as President. So, thank you so much. I really appreciate your service.

**President Diamond:**

Thank you so much for those wonderful comments.

**Commissioner Imperial:**

Commissioner Diamond, I will definitely miss you. I deeply respect you and the knowledge that you have brought here in the Planning Commission. I truly enjoy the dialogs that we have, the debates that we have, and although there are times that we don't see things eye to eye, I'm very proud of what the Commission can bring to this City and you are a big contribution to that as well. And so four years or five years at this point seems like long, but it felt like yesterday, and I wish you could have continued, but I'm very happy for you and spending time with your family, and you're really deserve it. So I will miss you so much. Thank you.

**President Diamond:**

I'm so moved. Thank you so much.

**Commissioner Williams:**

Thank you, Sue. I, you're going to be deeply missed on this Commission. You know, your experience and your knowledge, nothing gets past you, and, you know, I appreciate that. And I wish you all the best for you and your family. I, you know, I wish, like, Commissioner Imperial, I wish you didn't have to go because I think there's going to be a big hole in the Commission. But having said that, I know that you have to do what you have to do, you know? And so, I just want to say, thank you. I respect you very much. And you know, thank you for serving our city, and, just thank you.

**President Diamond:**

Thank you. That means a great deal to me.

**Commissioner So:**

President Diamond, it's been an honor to have this onboarding experience with you. You have shown your warm welcome and extremely detail oriented to make sure I know every button to push. So, I really appreciate that. And I really wish you for the best. Helping your daughter to raise two grand kids. It's probably harder than serving on the Planning Commission. And, we'll be here to help offering nanny services if you need to. I am offering. I would like to go to LA. But I really echo with my fellow Commissioners, sensibility is your unique

expertise in your decades long service, both in your professional business and in your volunteer capacity for our City, the Land Use subject matter expertise that you offer to our Commission, it will be really, really missed. She had caught every single typo, every single missing paragraph that we have in the last wee hours. I am just so appreciated and I hope that we all together kind of, you know, carry on the torch. So, you never left us. And I wish you for the best and enjoy your family.

**President Diamond:**

Thank you so much, Commissioner So.

**Commissioner Moore:**

I wanted to actually welcome Mr. McGarry, because in all of the focus on President Diamond, we need to wholeheartedly welcome you to this group. It is not an easy job and will be in the trenches, and we'll just do what we need to do. And welcome to the club.

**Commissioner Imperial:**

Thank you, President Diamond. Welcome, what's your last name? Sorry. McGarry. And welcome Commissioner McGarry. And, again, this is, we were looking forward, this is a very robust. We usually have a robust conversation here in Commission and I'm looking forward to hear your contribution here as well.

But I also want to bring up, you know, a subject matter that I know we're going to be in the recess soon, and I know that the Planning Department has been thinking of putting out informational hearings when it comes to the Housing Element, especially in the expanding Housing Choice program. And so I thought that, and also we also received a letter from the from one of the coalition, SF Reps Coalition, talking about whether we can have informational hearings about the update on Expanding Housing Choice. And particularly, and this is also for me, I think we've brought up the issues during the Expanding Housing Choice hearings, the issue on the small business and at the same time, the issues of the tenant displacement, also in the terms of demolitions as well. So I'm hoping that the that the Commission, we can put it in our calendar in September about these two topics and to do it in a separate forum, in a separate hearings, because let's also in terms of small business, I think there are things that we have not thoroughly, have a hearing about it. And we would like to have more updates on that as to what the Department is actually doing for the protection of the small businesses, and also in terms of tenant displacement in the in the subject of the demolition as well. So, I hope that that's something that the Commission we can put in in the month of September. They're proposing in September 19, 26, but I also would like to hear what what our calendar would look like in September.

**President Diamond:**

I want to give one other shout out and that's to the City Attorney's Office. We get incredible legal advice, and I have so much respect for the legal guardrails that they provide with us so that we can design conditions, proposed legislation with confidence, that we're staying within the law. So, thank you to both Kristen and Austin.

**Jonas P. Ionin, Commission Secretary:**

If there's nothing further, Commissioners, if you would indulge me for one moment to also echo the words of your fellow Commissioners. Commission President Diamond, your thoughtful and calm voice was much appreciated in this chamber. So, thank you and wishing you all the best in your in the next chapter in your life.

**President Diamond:**

Thank you so much.

## **D. DEPARTMENT MATTERS**

### **12. DIRECTOR'S ANNOUNCEMENTS**

**Elizabeth Watty, Director of Current Planning:**

Thank you. Jonas, I don't have any Director's Announcements, but I would like to use this time to also echo the just appreciation, tremendous appreciation for you, Commissioner Diamond. First and foremost, I just really



want to appreciate and thank you for how respectful you've been of staff. Staff has a lot on their plates, and I can tell you from the, like, most sincere place that staff really appreciates, the kindness and the effort with which you reach out to them individually, such so that they're not put on the spot so that they can prepare thoughtful responses to the very valid and thoughtful questions that you've brought up. So, I really wanted to thank you for that. We also always know, as a result of that that you actually read our packets because sometimes it feels like we spend a lot of time writing things that no one ever reads, so we always know that with you, I know that you have gotten all the way through them and you know everything that's in there. So, I think that's really meaningful also to staff.

And last lastly, on sort of a personal note, it's been really meaningful to me how much it's clear that you really care about good government. We may disagree on policy matters from time to time, but you really do always bring us back and hold us accountable for being, sort of good, good governance and really caring about our customers and the citizens of San Francisco's experience working with us. And so that's something that's very near and dear to my heart. And so I appreciate how much you bring it back to that and remind us of how, how important that is. So for all of that, we will miss you, your shoes are too, too big to be filled, and you will be missed, but also an exciting chapter, for you to enjoy your grandbabies.

**President Diamond:**

Thank you for those wonderful comments. I will say, I know that every Commissioner up here reads the staff reports. I'm just the biggest. I'm just the biggest nudge.

**Elizabeth Watty, Director of Current Planning:**

We know you read our staff reports, so we appreciate that. And then and then lastly, Sean, welcome. We're really excited to have you as well, Commissioner McGarry, and clearly, you've got big shoes to fill here. So we're really excited to work with you in this next phase. When one when one door closes, another opens. So welcome. And then just to follow up on Commissioner Imperial's request, I have not been in the loop on the exact schedule, but I will for sure relay it back to the housing choice team and relay your request for a September hearing. Sure.

13. 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. Thank you, Commissioner Diamond, for your work. We've truly appreciated your voice up there. You will be missed. Welcome Commissioner McGarry. I hope you find it to be some good crack on the Planning Commission. I doubt it, but, anyway, so this week -

**Land Use Committee**

**[240725](#) Planning Code - Landmark Designation - Rainbow Flag at Harvey Milk Plaza. Sponsors: Mandelman; Engardio, Dorsey, Peskin, Chan and Melgar. Staff: Corrette.**

This week the Land Use Committee considered the landmark designation of the Rainbow Flag at Harvey Milk Plaza by Gilbert Baker. The HPC heard this item on May 15, and recommended approval to the Board of Supervisors

During the land use hearing, there were about a half dozen public commentators all in support of the designation.

Supervisor Mandelman made the entire presentation and went over a revision that specifies that the flag should fly at full staff for 24 hours a day. The amendment was then approved by the committee.

Supervisor Preston asked to be added as a co-sponsor. After which the ordinances was recommended unanimously.



**Full Board**

[240712](#) Mayoral Appointment, Planning Commission - Amy Campbell. Sponsor: Mayor. Staff: Ionin. Adopted

[240713](#) Mayoral Appointment, Planning Commission - Sean McGarry. Sponsor: Mayor. Staff: Ionin. Adopted

[240725](#) Planning Code - Landmark Designation - Rainbow Flag at Harvey Milk Plaza. Sponsors: Mandelman; Engardio, Dorsey, Peskin, Chan and Melgar. Staff: Corrette. Passed First Read

**E. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Georgia Schuttish – “For many years Section 317 review was often lax.” “While there may be greater scrutiny during review in more recent years as can be seen by the addition of the “warning letters” and additional Staff review, along with the 2020 revisions to the Part 4 “Clarifications and Notes” in the Section 317 Code Implementation Document, the 2009 values in Section 317 (b) (2) (B) and (b) (2) (C) are not stringent enough. The Demolition Calcs should be adjusted per Section 317 (b) (2) (D).” “The Commission has the legislative authority to adjust the Demo Calcs and it is concerning for existing sound housing in all San Francisco neighborhoods, but most particularly for the existing sound housing in the neighborhoods of the Priority Equity Geographies, that this has not happened.” “And it is also concerning that the Commission has never even had a discussion about the possibility of using this authority.”  
Eileen Boken – Welcome new commissioner and farewell to President Diamond  
Cynthia Gomez, Local 2 – Bay Hotel

**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.

14. [2024-005624PCAMAP](#) (A. MERLONE: (628) 652-7534)  
CENTRAL NEIGHBORHOODS LARGE RESIDENCE SUD, CORONA HEIGHTS LARGE RESIDENCE SUD [BF 240637] – **Planning Code and Zoning Map Amendments** – Ordinance, sponsored by Supervisor Mandelman, amending the Planning Code to expand the boundaries of the Central Neighborhoods Large Residence Special Use District (SUD), and to apply its controls to all lots within the SUD, with some exceptions; to delete the Corona Heights Large Residence SUD, and as a result to merge it into the Central Neighborhoods Large Residence SUD; amending the Zoning Map to reflect the deletion and boundary expansion; 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 Modification*

**SPEAKERS:** = Audrey Merlone – Staff report  
+ Calvin Ho, Legislative aide of Sup Mandelman – Introduction to the ordinance  
= Georgia Schuttish – No to 4,000 sq. ft., adjustment to demo calcs, SB 423  
= Ellen Friedman – No to square footage expansion, neighborhood diversity  
= Mark – Neighborhood character, affordability, increase in land cost  
= Gary Peterson – Neighborhood character  
= Elizabeth Watty – Response to comments and questions  
**ACTION:** Adopted a Recommendation for Approval with Modifications 1 & 3 recommended by Staff.  
**AYES:** Williams, Braun, Imperial, Moore  
**NAYS:** McGarry, So, Diamond

RESOLUTION: [21600](#)

15. [2024-005622PCA](#) (V. FLORES: (628) 652-7525)  
**LABORATORY USES IN THE URBAN MIXED USE ZONING DISTRICT [BF 240641] – Planning Code Amendments** – Ordinance, sponsored by Supervisor Walton, to amend the Planning Code to revise the definition of Laboratory to include Biotechnology, and to make Laboratory uses, as defined, a not permitted use in the Urban Mixed Use Zoning District; 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 Disapproval*

SPEAKERS: = Veronica Flores – Staff report  
- Laurel Arvanitidis – OEWD presentation  
- Helen Chen – Impact to the community  
- Veronica – Hinder collective effort  
- Kathleen Molnar – Supports laboratories in mixed use properties  
- Dennis Williams, Jr. – Not a good policy for the city  
- Mary Ludlam – Training opportunities  
- Carlos Olguin – Startup companies  
- Speaker – Job opportunities, good neighbors  
- Christie – Life science, economic impact  
- Nicole – Early intervention, diversity  
= Aaron Starr – Response to comments and questions  
= Elizabeth Watty – Response to comments and questions  
= Joshua Switzky – Response to comments and questions  
ACTION: Adopted a Recommendation for Disapproval  
AYES: McGarry, So, Braun, Diamond  
NAYS: Williams, Imperial, Moore  
RESOLUTION: [21601](#)

16. [2023-010863CUA](#) (M. LAUSH: (628) 652-7339)  
**400-402 MURRAY STREET** – northeast corner of Crescent Avenue; Lot 039 in Assessor’s Block 5744 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to allow the removal of an unauthorized dwelling unit at the ground floor of an existing three-story, two-unit residential building within a RH-2 (Residential-House, Two Family) Zoning District, Bernal Heights SUD (Special Use District), and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Maggie Laush – Staff report  
+ Michael Hannah – Project sponsor presentation  
ACTION: Approved with Conditions  
AYES: McGarry, So, Williams, Braun, Imperial, Moore, Diamond  
ABSENT: None  
MOTION: [21602](#)

**ADJOURNMENT 2:54 PM**

**ADOPTED SEPTEMBER 12, 2024**