

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

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

**Thursday, May 9, 2024**  
**12:00 p.m.**  
**Regular Meeting**

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

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

STAFF IN ATTENDANCE: Audrey Merlone, Lizzie Mau, David Winslow, Patrick Race, Josh Pollak, Kei Zushi, Rachael Tanner, Rich Sucre – Deputy 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. 2023-006982CUA (M. MATHUR: (628) 652-7355)  
305 LIBERTY STREET – south side between Church and Sanchez Streets.; Lot 040 in Assessor's Block 3605 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.92, 303, and 317, to allow for demolition of an existing two-story-over-garage, single family home, and construction of a four-story-over-garage, single-family home with an Accessory Dwelling Unit (ADU) pursuant to the State ADU Program. The proposal will result with a dwelling unit exceeding 3,000 square feet within a RH-1 (Residential- House, One Family) Zoning District, Dolores Heights SUD (Special Use District), Central Neighborhoods Large Residence SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is

exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

**(Proposed for Continuance to June 6, 2024)**

SPEAKERS: None  
ACTION: Continued to June 6, 2024  
AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond

- 1b. 2023-006982VAR (M. MATHUR: (628) 652-7355)  
305 LIBERTY STREET – south side between Church and Sanchez Streets.; Lot 040 in Assessor's Block 3605 (District 8) – Request for **Variance** to add a garage in the required front setback per Section 132 in a dwelling unit within a RH-1 (Residential- House, One Family) Zoning District, Dolores Heights SUD (Special Use District), Central Neighborhoods Large Residence SUD (Special Use District), and 40-X Height and Bulk District.  
**(Proposed for Continuance to June 6, 2024)**

SPEAKERS: None  
ACTION: Acting ZA Continued to June 6, 2024

- 2a. 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*  
**(Proposed for Continuance to June 6, 2024)**

SPEAKERS: None  
ACTION: Continued to June 6, 2024  
AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond

- 2b. 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 existing rear accessory sheds within an existing one-story commercial building in a NC-1 (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.  
**(Proposed for Continuance to June 6, 2024)**

SPEAKERS: None  
ACTION: Acting ZA Continued to June 6, 2024

4. [2022-006764CUA](#) (E. MAU: (628) 652-7583)  
680 MISSION STREET – north side between Annie and 3<sup>rd</sup> Streets; Lot 063 in Assessor's Block 3707 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 210.2, and 303 to classify 35 dwelling units at the subject property as Intermediate Length Occupancy (ILO) units. 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 units proposed for ILO classification will remain dwelling units. The subject property is located within a C-3-O (Downtown-Office) Zoning District and 500-I Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Continued to May 23, 2024  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond

**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.

3. [2023-003238CUA](#) (C. ENCHILL: (628) 652-7551)  
1828 EGBERT AVENUE – north side between Phelps Street and Newhall Street; Lot 005 in Assessor's Block 5434B (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.3 and 303 to establish approximately 22,127 square feet of Public Facilities at portions of the first and second floors within a vacant four-story building of the subject property 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: None  
 ACTION: Approved with Conditions  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
 MOTION: [21555](#)

6. [2023-010016CUA](#) (C. ALEXANDER: (628) 652-7334)  
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 establish an approximately 1,850 square-foot Formula Retail use 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*  
 (Continued from Regular hearing on April 11, 2024)

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
 MOTION: [21556](#)

7. [2023-011072CUA](#) (C. ALEXANDER: (628) 652-7334)  
2156 CHESTNUT STREET – north side between Pierce and Steiner Streets; Lot 023 in Assessor's Block 0486A (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 711, to establish an approximately 1,500 square-foot Formula Retail Personal Service use (d.b.a. Face Foundrie) within an existing one-story commercial building, located within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District, Chestnut Street Financial Service Subdistrict, Family Housing Opportunity SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
 MOTION: [21557](#)

8. [2023-007496DRP](#) (D. WINSLOW: (628) 652-7335)  
**638 RHODE ISLAND STREET** – west side between 18th and 19th Streets; Lot 005 in Assessor's Block 4030 (District 10) – Request for **Discretionary Review** of Building Permit Nos. 2023.0613.9926 and 2023.0203.1391 to raise the roof of the two-story, single-family building at the rear of the property. Additionally, the proposal is to demolish and replace the existing stairs at the rear of the front 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 March 21, 2024)

SPEAKERS: None  
 ACTION: Took DR and Approved with Modifications  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
 DRA: 858

## 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 April 25, 2024](#)

SPEAKERS: None  
 ACTION: Adopted  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond

### 11. COMMISSION COMMENTS/QUESTIONS

**President Diamond:**

I want to start. First, by welcoming Commissioner So. We are so delighted to have you join us. You bring, experience from the Historic Preservation Commission, the Arts Commission, Transportation Commission, as well as your background as an architect and experience with the city. I feel like your skill set will be well used, and we're just delighted to have you here. And to also have for the first time in a long time, a full complement of Commissioners. So, welcome. I also want to note that today we are doing a commendation for Environmental Planner, Rick Cooper, who has been with us for 25 years. Director Hillis, do you want to make some remarks?

**Rich Hillis, Planning Director:**

Sure. And Rick, why don't you come up, because it is, it's an honor to have Rick here. He's been legendary in the office. He's been with us for 25 years. I met him, early on in my career, too, when I was at OEWD and we worked on Yerba Buena projects together. Rick has been in Environmental Planning for 25 years. He's worked on projects you have all seen and voted on Park Merced, Stonestown, Treasure Island. Some we'll be seeing again or for the first time here today. So, he -- I think this is the fifth or so kind of ceremony we've had for Rick, which is fitting because he's just a wonderful guy and everybody likes working with him. He's calm, he's easygoing, he gives great advice and does great work for our team. So, I just want to thank Rick, wish him all the luck in his retirement and give him the floor. We have a certificate, Rick, which I think you get 25% off any over the counter permit if you present this in the future. So, congratulations on that. But, yeah, just all the best and it's been a great pleasure working with you.

**Rick Cooper:**

Thank you so much, Director Hillis. Commissioners, I have, this is the umpteenth ceremony I think we've had in my honor, but I just wanted to say, as I said to the staff, that, you know, all of us who are involved in this and you, Commissioners, and all the Commissioners that preceded you that I worked with, the staff, the citizens, we're all, you know, working on the same objective, which is have a great city, which we do. We have a wonderful historic fabric, but we're also very modern. And I know that we have, you know, faced difficulties over the years, but we've always emerged stronger and better. And it's been nothing but, you know, an honor to be able to be a part of that. So, thank you very much.

**Commissioner Moore:**

Thank you, Mr. Cooper. It has been a long time and it's amazing to see you here. There're not as many planners who hang around for 25 years, but it's great to hear and I love to [inaudible]. But on another note, I like to welcome Commissioner So, welcome. Looking very much forward to having seven people to discuss all the many issues we do. And I think your background and experience brings a lot to what we'll be endeavoring on. So, I look forward to broadening our discussions as we move forward. I wanted to make a suggestion to the Commission and to staff. We received a letter from Patterson O'Neill, which you probably also, regarding 2861-2899 San Bruno and the adjoining [inaudible] street property. For us who have been on the Commission longer, including everybody who has come on interim, knows this project and the more darker sides of this project. I don't have a better word, and I in, in the approvals in November 23, we had requested that the project representatives gives us an update. The letter that we received seems a little brief, and we would like to suggest as a Commission, that the applicant, represented by Patterson O'Neill, give us a slightly more detailed overview as we move forward. One, to get the rest of the Commission who will continue to be stewards of this project, see it with more knowledge over time, but also for us who have been on it for much longer to get a more, a clear bearing on how we move forward. So, thank you and I look forward to seeing that scheduled in the near future.

**President Diamond:**

The only modification to that is that you said a slightly more detailed elaboration. I would like a fulsome report. I believe that we identified any number of issues and concerns on numerous occasions, and I would like a very detailed report that indicates the status of each of those items. I don't know, Director Hillis, how and you want to proceed with that is --

**Rich Hillis, Planning Director:**

It's already in the works. So, we will send them a letter in response to the letter they sent you, asking for more detail. There is more detail so I'm not sure why they did report kind of the scant amount of information they did, but we will ask them for more detail. We'll provide that to you. And if you don't think that's satisfactory, we can go back to them. We can have a hearing, you know, we can take any course at that point, but we will send them a letter asking, telling them that that response wasn't sufficient and provide additional detail.

**President Diamond:**

Okay, as a first step, then getting a more detailed letter would be, I think, an appropriate thing step to take.

**Rich Hillis, Planning Director:**  
Yeah.

## D. DEPARTMENT MATTERS

### 12. DIRECTOR'S ANNOUNCEMENTS

**Rich Hillis, Planning Director:**

Nothing additional, just welcome Commissioner So. It seems like you haven't left because you were with us under the HPC, and we worked with you for many years. Thank you for your contribution there, and just welcome to the Planning Commission.

**Commissioner So:**

I'm just going to be really brief, and I'm really happy and honored to be here to see some familiar faces. And also see some new friends and colleagues. I hope that coming back with my various Commission gigs, I can bring a little bit more, kind of connectivity with across agencies. And I'm just thrilled to be able to continue to serve the City and move the City in the way where we need to adapt to population growth and our economic resiliency. So, thank you for having me here. Looking forward to dive in.

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

**Audrey Merlone:**

Hello, Commissioners, Audrey Merlone with Legislative Affairs, here for Aaron Starr today. A fairly short report for you. First, at Land Use this week, we had the amended version of the 900 Kearney SUD. This ordinance is a follow up to the original 900 Kearney Street SUD which became effective on April 26<sup>th</sup>. This ordinance would amend the SUD by adding a new height exemption to allow for an enclosed rooftop structure that will be used as an artist studio. The Planning Commission heard this item last week on May 2<sup>nd</sup> and unanimously recommended approval with one modification that was a technical amendment drafted by the Department and supported by the Supervisor's office. At Land Use Committee, there was no public comment on this item before the committee unanimously voted to approve the ordinance with that technical amendment. And then at the Full Board this week, we had the Landmark Designation for Fire Station No. 44 which finally passed. Commissioner So was unanimously appointed to our Planning Commission so welcome Commissioner So. And then we had the 900 Kearney SUD. So, during the 900 Kearney SUD items, Supervisor Peskin stated that in the 24 hours since the Land Use Committee hearing, he had received phone calls from constituents who were concerned about that technical amendment. Mostly because they were not first consulted and they were not sure what the amendment did. So, although this amendment is not substantive, Supervisor Peskin proposed to remove it from the ordinance, which was approved unanimously. And then the ordinance without this technical modification passed its first read. Always available for extra questions if you have them. Thank you.

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

Thank you. The Board of Appeals met last night and considered two items of interest to the Planning Commission. First, they heard an appeal of the demolition permit, a new construction permit for the project at 617 Sanchez Street. The proposed is to demolish a single-family home and its detached garage and to construct a new single-family home. A separate permit is on file to also add an ADU. The adjacent uphill neighbors were the appellants and their primary concern during this appeal were potential impacts to privacy and structural concerns related to the steep slope of the lot and block. These issues were also presented during a previous CEQA appeal and Discretionary Review for the project. The CEQA appeal was denied by the Board of Supervisors and the Planning Commission voted +4 -2 to not take Discretionary Review in early 2021, excuse me early 2020. The Board of Appeals focused only on concerns around ensuring adequate boring and structural review for the project given the nature of the site and considered requiring more borings or requiring DBI Structural Advisory Committee to review the project. Ultimately, the Board unanimously voted to deny the appeals of the

demolition permits and to grant the appeal for the new construction permit and approve it with the condition that a permit be subject to third party peer review by a licensed engineer.

The second item was an appeal of the Coastal Zone permit for 520 John Muir Drive along Lake Merced. This permit was heard by the Planning Commission on January 25<sup>th</sup>. They proposed to demolish seven small structures and conduct soil remediation and was originally on the Consent Calendar. It was requested to be pulled off of the Consent Calendar and was then unanimously approved. The appellant, Speak, appealed on technical grounds regarding the fact that the city's local adopted local coastal program is not in full alignment with our state certified local coastal program. However, after a brief testimony, the Board determined that the Commission was correct to determine that the permit was consistent with the local coastal program and voted unanimously to deny the appeal.

On behalf of the Zoning Administrator, which reminds me, if you could indulge me through the chair, if we could go back to the Continuance Calendar, and if the Acting Zoning Administrator could formally continue items 1b and 2a to their continuance date of June 6 for the Variance portions of the 305 Liberty and 3901 Noriega Street.

**Rich Sucre, Deputy Director of Current Planning:**  
So moved.

**Jonas P. Ionin, Commission Secretary:**  
Thank you, acting Zoning Administrator.

## E. GENERAL PUBLIC COMMENT

**SPEAKERS:** Sue Hestor – May 16, 2024 hearing cancellation, put back on the calendar the Aging and Disability Affordable Housing informational

## 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.

5. [2023-011615CUA](#) (E. MAU: (628) 652-7583)  
469 STEVENSON STREET – south side between 5th and 6th Streets; Lots 045 and 049 in Assessor's Block 3704 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 156, 210.2, and 303 to permit a five-year extension of an existing, temporary Public Parking Lot within a C-3-G (Downtown-General) Zoning District, the Priority Equity Geographies SUD (Special Use District), and 160-F Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

**SPEAKERS:** = Lizzie Mau – Staff report  
- David Woo – Continue for a more in-depth discussion, 100% affordable housing  
= Rich Hillis – Response to comments and questions  
= Rich Sucre – Response to comments and questions  
**ACTION:** After being pulled off of Consent; Approved with Conditions  
**AYES:** So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
**MOTION:** [21558](#)

16. [2020-006798DRP](#) (D. WINSLOW: (628) 652-7335)  
20 PALOMA AVENUE – north side between Ocean Avenue and Moncada Way; Lot 002 in Assessor's Block 6903 (District 7) – Request for **Discretionary Review** of Building Permit Application No. 2020.0629.9276 to construct a rear horizontal and vertical addition to a residential building. A second permit has been issued to legalize a second unit within the existing building within a RH-1(D)- (Residential House - One Family - Detached) Zoning



District and 45-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: Take Discretionary Review and Approve as Modified*

SPEAKERS: = David Winslow – Staff report  
 = Paul Conroy – DR Requestor  
 ACTION: Took DR and Approved with modifications  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
 DRA: [859](#)

14. [2021-012028ENV](#)

(J. POLLAK: (628) 652-7493)

**STONESTOWN DEVELOPMENT PROJECT** – Certification of the **Final Environmental Impact Report (EIR)** – the area generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – The proposed project includes approximately 3,850,000 gross square feet (GSF) of new building area allocated among the following uses: up to approximately 3,491 residential dwelling units, up to 4,861 parking spaces, 1,277 bicycle parking spaces, approximately six acres of new open space, approximately 160,000 GSF of retail, up to 96,000 GSF of Non-Retail Sales and Service use, and up to 63,000 GSF of institutional use, including approximately 15,000 square feet of childcare use and community use. The project would also feature newly created private streets, pedestrian paths and bicycle lanes. New buildings on the site are proposed to range from 30 feet to 190 feet in height and would generally step down towards the northwest corner.

**NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on February 13, 2023. Public comment will be received when the item is called during the hearing. However, comments submitted will not be included in Final EIR.**

*Preliminary Recommendation: Certify*

(Continued from Regular hearing on April 25, 2024)

SPEAKERS: = Patrick Race– Staff presentation  
 + Patrick Rhodes – Project sponsor presentation  
 + Christie Donnelly – Project sponsor presentation  
 + Laura Crescimano – Design presentation  
 = Jonathan Cherry – OEWD presentation  
 = Josh Pollak – Staff presentation  
 + Cameron – Hiring local union workers  
 + Nick Stewart – Improvement, safety in the neighborhood  
 - Paul Conroy – Require traffic study, alternative restrictions  
 - Dave Full – Increase in traffic concerns  
 + Speaker – Support  
 + Mauricio Chavez – Will benefit the union carpenter workers  
 + Eva Perez – Opportunities  
 + Shane Valentine – Benefit local business, local workers  
 + Speaker – Support  
 + Jake Price – Develop an underutilized parking space  
 + Speaker – Allow veterans to utilize their VA home loans  
 + Stanley Chan – Housing for veterans  
 + Rudy Gonzales – Opportunity for density  
 + Nick Moore – Affordable for all housing  
 + Charles Whitfield - Redevelopment  
 + Kath – Revitalization, increase density  
 + Jan – Well thought out project  
 + Jane Natoli – Good plan  
 + Jackson Nutt-Beers – SF Chamber of Commerce  
 + Susan – Senior housing



+Speaker – Creates jobs, affordable housing, community center  
 + Erika – Land granting, DA is transferrable  
 + Speaker – 3 parcel land grant, supportive housing  
 + Brandon – Neighborhood vibrancy  
 + Eddie Reyes – More projects like this  
 = Robert, MOHCD – Response to comments and questions  
 = Kei Zushi – Response to comments and questions  
 = Rachael Tanner – Response to comments and questions

ACTION: Certified

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

ABSENT: None

MOTION: [21559](#)

15a. [2021-012028ENV](#)

(P. RACE: (628) 652-7461)

**STONESTOWN DEVELOPMENT PROJECT** – the area generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Request for **Adoption of Findings and Statement of Overriding Considerations** under the California Environmental Quality Act (CEQA) for the Stonestown Development Project which involves the redevelopment of the approximately 27 acres of surface parking and surrounding structures in the 43-acre Stonestown Galleria shopping mall site and establish land use controls for the project site through the adoption of the proposed Stonestown Development Project SUD and incorporation of proposed Design Standards and Guidelines. The proposed project would retain the Stonestown Mall and develop the remainder of the Stonestown site into a mixed-income residential neighborhood. The proposed project includes approximately 3,850,000 gross square feet (GSF) of new building area allocated among the following uses: up to approximately 3,491 residential dwelling units, up to 4,861 parking spaces, 1,277 bicycle parking spaces, approximately six acres of new open space, approximately 160,000 GSF of retail, up to 96,000 GSF of Non-Retail Sales and Service use, and up to 63,000 GSF of institutional use, including approximately 15,000 square feet of childcare use and community use. The project would also feature newly created private streets, pedestrian paths and bicycle lanes. New buildings on the site are proposed to range from 30 feet to 190 feet in height. The proposed project would also include transportation and circulation improvements and new and upgraded utilities. The subject site is currently within a C-2 (Community Business), RM-1 (Residential, Mixed) and RH-1(D) (Residential, House) Zoning Districts and 40-X and 65-D Height and Bulk Districts.

*Preliminary Recommendation: Adopt Findings and Statement of Overriding Considerations*

(Continued from Regular hearing on April 25, 2024)

SPEAKERS: Same as item 14a.

ACTION: Adopted CEQA Findings and a Statement of Overriding Considerations

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

ABSENT: None

MOTION: [21560](#)

15b. [2021-012028SHD](#)

(P. RACE: (628) 652-7461)

**STONESTOWN DEVELOPMENT PROJECT** – the area generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Request for **Adoption of Shadow Findings** pursuant to Planning Code Section 295 that net new shadow from the Stonestown Development Project would not adversely affect the use of Rolph Nicol Junior Playground or Junipero Serra Playground under the jurisdiction of the Recreation and Park Commission, within a P (Public) Zoning District and OS Height and Bulk District.

*Preliminary Recommendation: Adoption of Findings*

(Continued from Regular hearing on April 25, 2024)

SPEAKERS: Same as item 14a.

ACTION: Adopted Shadow Findings as Amended by Staff  
AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
ABSENT: None  
MOTION: [21561](#)

- 15c. [2021-012028GPA](#) (P. RACE: (628) 652-7461)  
**STONESTOWN DEVELOPMENT PROJECT – General Plan Amendments** – the area generally bounded by 19<sup>th</sup> Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north Assessor's Block and Lots 7295, 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Ordinance amending the General Plan to revise the Urban Design Element, the Commerce and Industry Element, and the Land Use Index to reflect the Stonestown Development Project. On December 7, 2023, the Planning Commission recommended initiation of the General Plan Amendments, per Planning Commission Resolution No. 21459. Commission action would also make findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 340.  
*Preliminary Recommendation: Approve*  
(Continued from Regular hearing on April 25, 2024)

SPEAKERS: Same as item 14a.  
ACTION: Approved as Amended by Staff  
AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
ABSENT: None  
RESOLUTION: [21562](#)

- 15d. [2021-012028PCA](#) (P. RACE: (628) 652-7461)  
**STONESTOWN DEVELOPMENT PROJECT – Planning Code Text Amendments** – the area generally bounded by 19<sup>th</sup> Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Ordinance sponsored by Mayor London Breed and Supervisor Myrna Melgar Board File No. 240409 to amend the Planning Code by establishing a new: (1) Stonestown Mixed-Use Zoning District, (2) Stonestown Height and Bulk District, (3) Special Use District (SUD), (4) Special Sign District (SSD) for the Stonestown Development Project and (5) abolishing an approximately 15-foot legislated setback on the west side of 19<sup>th</sup> Avenue between Eucalyptus Drive and Buckingham Way. The Stonestown Development Project SUD would modify specific Planning Code requirements related to permitted uses, ground floor frontage, building standards, dwelling unit exposure, off-street parking, open space, off-street loading, signage and would establish review procedures for phase approvals and building permits for the Stonestown Development Project. The SUD would also incorporate by reference a proposed "Design Standards and Guidelines" document for the Stonestown Development Project that provides specificity on land use, open space, streets and streetscapes, parking and loading, buildings, lighting, and signage. The subject site is currently within a C-2 (Community Business), RM-1 (Residential, Mixed) and RH-1(D) (Residential, House) Zoning Districts and 40-X and 65-D Height and Bulk Districts. Commission action would also make findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.  
*Preliminary Recommendation: Approve*  
(Continued from Regular hearing on April 25, 2024)

SPEAKERS: Same as item 14a.  
ACTION: Approved as Amended by Staff  
AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
ABSENT: None  
RESOLUTION: [21563](#)

- 15e. [2021-012028MAP](#) (P. RACE: (628) 652-7461)  
**STONESTOWN DEVELOPMENT PROJECT – Zoning Map Amendments** – the area generally bounded by 19<sup>th</sup> Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Ordinance sponsored by Mayor London Breed and Supervisor Myrna Melgar Board File No. 240409 to amend: (1) Zoning Use District Map No. ZN13 from C-2, RH-1(D) or RM-1 to Stonestown Mixed-Use District, (2) Height Map HT13 from 40-X or 65-D to Stonestown Height and Bulk District (30/190-ST), (3) Sectional Map SU13 to create a new Stonestown Special Use District and (4) Special Sign District Map sheet SS01 and SS02 to create a new Stonestown Special Sign District. These amendments to the Zoning Use District Map, Height and Bulk District Use Map, Special Use District Map and Special Sign District Map would support the Stonestown Development Project. Commission action would also make findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.  
*Preliminary Recommendation: Approve*  
 (Continued from Regular hearing on April 25, 2024)

SPEAKERS: Same as item 14a.  
 ACTION: Approved  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
 ABSENT: None  
 RESOLUTION: [21563](#)

- 15f. [2021-012028DVA](#) (P. RACE: (628) 652-7461)  
**STONESTOWN DEVELOPMENT PROJECT** – the area generally bounded by 19<sup>th</sup> Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Request to Adopt a Recommendation of Approval of a **Development Agreement**. Ordinance introduced by Supervisor Melgar Board File No. 240410 to approve a Development Agreement between the City and County of San Francisco and Brookfield Properties in association with Stonestown Development Project. The proposed Development Agreement will address project phasing, development phase approval procedures, delivery of public realm improvements, and public benefits on topics to include affordable housing, on-site childcare facility, on-site community facility, transportation improvements, infrastructure improvements, and publicly accessible private open space improvements.  
*Preliminary Recommendation: Approve*  
 (Continued from Regular hearing on April 25, 2024)

SPEAKERS: Same as item 14a.  
 ACTION: Approved  
 AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
 ABSENT: None  
 RESOLUTION: [21564](#)

- 15g. [2021-012028CWP-02](#) (P. RACE: (628) 652-7461)  
**STONESTOWN DEVELOPMENT PROJECT** – the area generally bounded by 19<sup>th</sup> Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, Assessor's Block and Lots 7295 002, 004, 006, 007, 035, 037, 038 and 7296 005-010 – Request for Approval of the Stonestown Special Use District **Design Standards and Guidelines Document (DSG)**, which outlines the development controls, standards, and guidelines specific to the Stonestown Development Project. The proposed DSG articulates a vision and goals for the character of the overall project, and provides specificity on aspects of land use, open space, streets and streetscapes, parking and loading, buildings, lighting, and signage.  
*Preliminary Recommendation: Approve*  
 (Continued from Regular hearing on April 25, 2024)

SPEAKERS: Same as item 14a.

ACTION: Approved  
AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond  
ABSENT: None  
MOTION: [21565](#)

**ADJOURNMENT 3:44 PM**

**ADOPTED MAY 23, 2024**