

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 13, 2025
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SO AT 12:05 PM

STAFF IN ATTENDANCE: Audrey Merlone, Thomas DiSanto, Kurt Botn, Claudine Asbagh, Kalyani Agnihotri, 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.

1. 2024-008053CRV (R. SALGADO: (628) 652-7332)
PRESERVATION DESIGN STANDARDS – Request for consideration to **Adopt** Preservation Design Standards for Additions and Modifications to Existing Historic Buildings (PDS), requiring projects subject to the Housing Accountability Act (HAA) to comply with the proposed objective preservation standards in addition to standards contained in the Planning Code. The PDS will apply to projects at category A properties that have been determined to be individually significant or are contributors to historic districts. The PDS are one part of the evolving compendium of San Francisco Design Standards and provides objective standards related to Existing

Features, Site Design, and Architecture. Projects that are not subject to HAA will continue to be subject to the City's adopted design guidelines and discretionary preservation review under the Secretary of the Interior's Standards of Rehabilitation, and will also be evaluated against the PDS, where applicable.

Preliminary Recommendation: Adopt

(Continued from Regular Hearing on January 23, 2025)

(Proposed for Continuance to March 20, 2025)

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

2. 2024-005527DRP (D. WINSLOW: (628) 652-7335)
1042 FILBERT STREET – north side between Jones and Leavenworth Streets; Lot 067 in Assessor's Block 0093 (District 3) – Request for **Discretionary Review** of Building Permit Application No. 2024.0501.1173 to construct a stair penthouse and roof deck to a 3-story residential building within a RM-1 (Residential-Mixed, Low-Density) 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\(h\)](#).
WITHDRAWN

SPEAKERS: None
 ACTION: Withdrawn

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. [2024-009797CUA](#) (W. MCCALLUM: (628) 652-7338)
2999 CALIFORNIA STREET UNIT #603 – southeast corner of Baker and Broderick Street; Lot 065 in Assessor's Block 1029 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.10, 209.1, and 303, to classify one dwelling unit (Unit 603) at the subject property as Intermediate Length Occupancy (ILO) units. The subject property is located within a RH-2 (Residential, House – Two-Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Campbell, McGarry, Williams, Braun, Moore, So
 NAYS: None
 ABSENT: Imperial
 MOTION: [21681](#)

4. [2015-002658CUA-02](#) (E. OROPEZA: (628) 652-7416)
2937 24TH STREET – southeast corner of Alabama Street; Lot 023 in Assessor's Block 4269 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.60 303, and 763, to extend for a term of three years, the Conditional Use Authorization approved by the Planning Commission under Motion No. 19520 on December 3, 2015, to allow a change of use from a limited restaurant use to a restaurant use. In this case the proposed occupant, (DBA Cinderella Bakery) is a Legacy Business and is not identified as a formula retail use, within the 24th Street NCT (Neighborhood Commercial Transit) District, The Calle 24 SUD (Special Use

District), Mission Alcoholic Beverage SUD (Special Use District), Priority Equity Geographies SUD (Special Use District) and 45-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Campbell, McGarry, Williams, Braun, Moore, So
NAYS: None
ABSENT: Imperial
MOTION: [21682](#)

C. COMMISSION MATTERS

5. LAND ACKNOWLEDGEMENT

Commissioner Williams:

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders, and relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as first peoples.

6. COMMISSION COMMENTS/QUESTIONS

None.

D. DEPARTMENT MATTERS

7. DIRECTOR'S ANNOUNCEMENTS

Rich Hillis, Planning Director:

Good afternoon, Commissioners. Just a preview, later today the Mayor is going to issue an executive directive on permitting reform that we had been involved in along with our partner agencies at DBI and the Permit Center, and the Office of Small Business. And what the executive directive will do, and we'll send it to you when it's signed and issued, is require us to undertake specific actions in the next hundred days as well as the next year and those are around process, changes, regulatory and fee changes potentially, structural change like how departments are organized which can ultimately lead to charter change, and technology in like how we all interface our technologies in permitting process, in processing permits. So, there's an executive team that has been established to do this work. We have been asked that Planning to lead it. Myself and Liz is part of it which we are honored and committed to do but we can only do this with the help of the other permitting agencies, so, DBI plays a huge role in this, the Permit Center, which is currently under the City Administrator's office, will be a big participant and the Office of Small Business as well, Katy Tang, Rebecca Villareal-Mayer, and Patrick O'Riordan. So, we'll come back and talk to you more about that but just wanted to give you a preview. And we'll certainly send it to you when it's issued. Thanks.

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

Audrey Merlone:

Good afternoon, Commissioners, Audrey Merlone filling in for Aaron Starr today.

Land Use Committee

240873 Planning, Health Codes - Inclusionary Housing Ordinance, Non-Potable Water Exemption. Sponsor: Mayor. Staff: V. Flores.

The Land Use and Transportation Committee first heard this item last week on February 3rd. It was continued to this week because the amendments were considered substantive. Supervisor Sauter provided a brief update sharing there was growing support for the Sutter Street project in between the two Committee hearings. There was one public comment in support of the project at 1101 Sutter and the need for more housing. After closing public comment, the item was sent to the full Board with positive recommendation as a committee report.

240927 Planning Code - Development Impact Fees and Requirements for Non-Residential to Residential Conversion Projects. Sponsor: Mayor. Staff: Langlois.

Sup. Dorsey moved to make several clarifying amendments along with take the Planning Commission's recommended modifications. Sup. Sauter also attended to speak on behalf of the ordinance as a cosponsor. Sup. Chen emphasized the importance of ensuring the city still has the resources they need to construct affordable housing, especially in the City's cultural districts. She stated that many vulnerable communities have made it known that they have not been adequately consulted on this legislation. She requested that the Committee continue the item to February 24th to give more time for consultation with the communities.

Supervisor Melgar stated she has been a stalwart supporter of childcare and affordable housing support. At the same time, she has seen the effect of the high vacancy rates in the downtown. She stated that the commerce generated by the downtown's active hotels and commercial businesses spreads through the city and the lack of it has negatively impacted neighborhoods far and wide. She emphasized the amount of work that needs to be done to revitalize our downtown. She wants funds for childcare, parks, affordable housing, however inaction on development hurts all these resources even more. She committed to this legislation not being the start of a wholesale roll back of impact fees and enforced that this fee waiver is only to be applied to adaptive reuse projects, not new construction.

Sup. Mahmood brought up the example of the Warfield. He stated that they were set to move forward as an adaptive reuse project until it didn't pencil. That space being active is critical to enlivening the downtown, whether its through adaptive reuse or through other initiatives like arts and entertainment spaces.

Supervisor Dorsey clarified the ordinance's impacts on new construction projects. OEWD confirmed that only the portions of any existing office that are converted to residential would be exempt from these impact fees. Any new additions/new construction would still trigger the fees.

The motion made by Sup. Chen to continue the item to February 24th failed 2:1 with Sup. Chen the sole assenting vote.

Sup. Mahmood moved to make the amendments discussed above which was approved unanimously.

The Committee then moved to 2:1 to move the item forward with a positive recommendation, with Sup. Chen in the dissent.

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

The sponsor requested a continuance to work on additional amendments. There were two public comments in support of using hotels as supportive housing and interim shelter support. Additionally, the Local 2 union supported the continuance. After closing public comment, the item was continued to the Call of the Chair.

Full Board

240929 Planning Code - 99 Rhode Island Street. Sponsor: Dorsey. Staff: Merlone. PASSED Second Read

240873 Planning Code - Inclusionary Housing Ordinance. Sponsor: Mayor. Staff: V. Flores. PASSED First Read

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – 2/12 email, section 317, demo calcs
Sue Hestor – Mayor's executive directive, effect to Planning Commission hearings

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.

9. [2025-000230CRV](#) (D. LANDIS: (628) 652-7526)
FY2025-2027 PROPOSED DEPARTMENT BUDGET AND WORK PROGRAM – A request to **Adopt** the Department's proposed revenue and expenditure budget in FY2025-2026 and FY2026-2027.
Preliminary Recommendation: Adopt

SPEAKERS: = Thomas DiSanto – Staff report
= Rich Hillis – Response to comments and questions
ACTION: Adopted
AYES: Campbell, McGarry, Williams, Braun, Moore, So
NAYS: None
ABSENT: Imperial
RESOLUTION: [21683](#)

10. [2024-010325PCA](#) (A. MERLONE: (628) 652-7523)
CONDOMINIUM CONVERSION OF ACCESSORY DWELLING UNITS – **Planning Code Amendments** – Ordinance, introduced by Supervisor Engardio, amending the Planning and Subdivision Codes to allow separate conveyance of certain accessory dwelling units and associated primary dwelling units as condominiums; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Adopt a Recommendation for Approval with Modification
(Continued from Regular Hearing on January 23, 2025)

SPEAKERS: = Audrey Merlone – Staff report
+ Supervisor Joel Engardio – Introduction to the ordinance
= Eileen Boken – Continue to May 1, 2025
+ Brianna Morales, HAC – Help increase housing production
- Speaker, AHA, SF Tenants Union – Tenant displacement
+ Jonathan Goldberg, Sup. Engardio's office – Response to comments and questions
= Natalia Fossi – Response to comments and question
= Rich Hillis – Response to comments and questions
ACTION: Adopted a Recommendation for Approval with Staff Modifications
AYES: Campbell, McGarry, Braun, Moore, So
NAYS: Williams

ABSENT: Imperial
 RESOLUTION: [21684](#)

11. [2023-007010CUA](#) (K. BOTN: (628) 652-7311)

1310 JUNIPERO SERRA BOULEVARD – west side of Junipero Serra Boulevard 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 209.1 and 303 to construct a one-story 23-foot tall accessory maintenance and facility building for the San Francisco Golf Club (approximately 19,100 gross square feet) the building will house administration offices for the maintenance staff, a repair shop and storage for maintenance purposes for the San Francisco Golf Club. The Project also proposes a surface parking lot consisting of 23 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 January 9, 2025)

Note: On October 17, 2024, after hearing and closing public comment, continued to January 9, 2025 with direction for the Sponsor by a vote of +6 -0 (Imperial absent). On January 9, 2025, without hearing, continued to February 13, 2025 by a vote of +7-0.

SPEAKERS:

- = Kurt Botn – Staff report
- + John Kevlin – Project sponsor presentation
- + Daniel Roberson – Design presentation
- David Greenbaum, St. Thomas Moore – Represent school family and petition opposing project
- Speaker – Does not provide public benefit
- Stephanie – Children's health and safety
- Andrea Posadas – Preschool, noise
- Alejandra Leonard – Safety concerns for students, consider an alternate location
- John – Protect students
- Marsha Lee – Risk vs Benefits, safety and health concerns
- Leticia Fish – Health and safety
- Lauren – Alternative site locations
- Speaker – Health and safety of the students
- Sheryl Nicolas – Environmental hazards
- + Fatima, SEIU – Union workers
- Angelina – Minimal changes made, priorities over safety
- Samantha – Student safety
- Speaker – Consider alternate location, health and safety of students
- Joe Duncan – Health and safety of students
- Speaker – Build in a different location
- Speaker – Oppose
- David Canepa – Delay or continue
- Speaker – CEQA
- + John Christian – Better project than the last one
- Carlo Morales – Student safety
- = Rich Hillis – Response to comments and questions
- = Claudine Asbagh – Response to comments and questions

ACTION: Approved with Conditions; Recommending a review of fire safety egress at the fence line and Directing Staff to work with DPH on additional dust mitigation measures.

AYES: Campbell, McGarry, Braun, So
NAYS: Williams, Moore
ABSENT: Imperial
MOTION: [21685](#)

12. [2023-011398CUA](#) (K. AGNIHOTRI: (628) 652-7454)
1111 PENNSYLVANIA AVENUE – southeast corner of 25th Street; Lot 015 in Assessor's Block 4291 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.3 and 303 to establish fleet charging use with a total of fifty-two (52) charging spaces, within the two existing surface lots, within a PDR -2 (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
(Continued from Regular Hearing on January 16, 2025)

SPEAKERS: = Kalyani Agnihotri – Staff report
+ Melinda Sarjapur – Project sponsor presentation
+ Mark Gleason, Teamsters – Concerns addressed
+ Alex Lansberg – Electrical contractors
= Elizabeth Watty – Response to comments and questions
ACTION: Approved with Conditions
AYES: Campbell, McGarry, Williams, Braun, Moore, So
NAYS: None
ABSENT: Imperial
MOTION: [21686](#)

ADJOURNMENT 3:12 PM

ADOPTED FEBRUARY 27, 2025