

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, October 6, 2022**

**1:00 p.m.**

## Regular Meeting

COMMISSIONERS PRESENT: Moore, Braun, Diamond, Imperial, Koppel, Ruiz, Tanner  
COMMISSIONERS ABSENT: None

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MOORE AT 1:05 PM

STAFF IN ATTENDANCE: Aaron Starr, Jon Vimr, Michael Li, Tanya Sheyner, Liz 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 OF 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. 2020-010011DRP (D. WINSLOW: (628) 652-7335)  
3753 21<sup>ST</sup> STREET – south side between Noe and Sanchez Streets; Lot 076 in Assessor's Block 3621 (District 8) – Request for **Discretionary Review** of Building Permit 2020.0821.2328 to construct a horizontal third floor front addition to an existing single-family home within a RH-1 (Residential House, One-Family) Zoning District and 40-X

Height and Bulk District. This 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*  
**(Proposed for Continuance to November 3, 2022)**

SPEAKERS: None

ACTION: Continued to November 3, 2022

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore

2. 2021-004987DRP (D. WINSLOW: (628) 652-7335)  
2760 DIVISADERO STREET – northeast corner of Green Street; Lot 020 in Assessor's Block 0953 (District 2) – Request for **Discretionary Review** of Building Permit No. 2021.0223.5187 construct an extension of a fourth level rear deck over (e) flat roof including new railings. No added square footage. No changes to building envelope to a four-story one-family residential building within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This 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 July 28, 2022)  
**(Proposed for Continuance to November 10, 2022)**

SPEAKERS: None

ACTION: Continued to November 10, 2022

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore

3. 2022-003902PCA (A. STARR: (628) 652-7533)  
NEIGHBORHOOD COMMERCIAL AND MIXED-USE DISTRICTS (BOARD FILE NO. 220340) – **Planning Code Amendment** – Ordinance, introduced by Supervisor Haney, amending the Planning Code to update and reorganize Neighborhood Commercial and Mixed-Use Zoning District controls, including, among other things, to 1) permit Accessory Arts Activities, and production, wholesaling, and processing of goods and commodities, to occupy more than one-third of total space in Commercial (C), Downtown Residential (DTR), Eastern Neighborhoods Mixed Use, Mission Bay, and Residential-Commercial (RC) Districts; 2) principally permit Arts Activities, Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the Folsom Street Neighborhood Commercial Transit (NCT), SoMa NCT, Regional Commercial, and certain Eastern Neighborhoods Mixed Use Districts, and in historic and nonconforming commercial buildings in Residential Enclave Districts; 3) principally permit General Entertainment and Nighttime Entertainment uses in the Folsom Street NCT District; 4) principally permit Bar uses on the second floor in the Folsom Street NCT and Regional Commercial Districts; 5) principally permit Nighttime Entertainment uses in the Regional Commercial and Western SoMa Mixed-Use - General (WMUG) Districts; 6) conditionally permit Nighttime Entertainment in the Mixed-Use - General (MUG) and WMUG Districts; 7) principally permit Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the SoMa NCT District and certain Eastern Neighborhoods Districts; 8) require that large developments in South of Market Mixed Use Districts, which contain commercial spaces provide a mix of commercial space sizes; 9) require that all Nighttime Entertainment uses comply with the Entertainment Commission's good neighbor policies; and 10) remove certain limitations on location for Nighttime Entertainment and Animal Services uses in the Western SoMa Special Use District; and

adopting environmental findings, findings of public necessity, convenience, and welfare 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: Approve with Modifications*

(Continued from a Regular hearing on August 25, 2022)

**(Proposed for Continuance to November 17, 2022)**

SPEAKERS: None

ACTION: Continued to November 17, 2022

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore

4. 2022-005693PCA (A. MERLONE: (628) 652-7534)  
**NIGHTTIME ENTERTAINMENT CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT – Planning Code Amendment** - Ordinance, to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor; and affirming the Planning Department's determination under the California Environmental Quality Act; and making 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: Approval with Modifications*  
**(Proposed for Continuance to December 8, 2022 – Joint hearing with the Historic Preservation Commission)**

SPEAKERS: Jacob Bintliff – Request from Supervisor Mandelman's office to separate continuance dates

Michael Petrelis – Waited since January to hear the item, put on agenda now, this year

ACTION: Continued to March 16, 2023

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore

5. 2022-005675CUA (A. WESTHOFF: (628) 652-7314)  
**429 CASTRO STREET** – east side between 17<sup>th</sup> and 18<sup>th</sup> Streets; Assessor's Block 3582, Lot 085 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 182(b), 303, and 715, to establish Nighttime Entertainment and a Bar Use on the first and second stories, alongside the existing Movie Theater Use within the existing multi-story Article 10 Landmark theater building, located in the Castro LGBTQ Cultural District. This Conditional Use Authorization requires a legislative amendment to the Planning Code to require a Conditional Use Authorization to establish a Nighttime Entertainment use on the second floor within the Castro Street NCD Zoning District (Board of Supervisors File Nos. 220709 and 220862). The subject property falls within the Castro NCD (Neighborhood Commercial District) Zoning District, Castro LGBTQ Cultural District, and 65-B Height and Bulk District.  
*Preliminary Recommendation: Approval with Conditions*  
**(Proposed for Continuance to December 8, 2022 – Joint hearing with the Historic Preservation Commission)**

SPEAKERS: None

ACTION: Continued to March 16, 2023

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore

9. [2021-011356CUA](#) (R. BALBA: (628) 652-7331)  
4849 MISSION STREET – southeast side between Russia and France Avenues; Lot 018 in Assessor's Block 6272 (District 12) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 102, 303, and 720, to establish a Religious Institution use, within an existing vacant space at the ground floor of an existing three-story mixed-use building, within the Excelsior Outer Mission Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. This 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: David Hooper – Agree with continuance for more outreach

ACTION: Continued to November 3, 2022

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore

17. [2022-000267DRP](#) (D. WINSLOW: (628) 652-7335)  
3059 25<sup>TH</sup> STREET – south side between Alabama and Harrison Streets; Lot 039A in Assessor's Block 4271 (District 9) – Request for **Discretionary Review** of Building Permit 2021.1215.4502 to construct a third-story vertical addition to a two-story single-family residence within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This 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*

**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 of the Commission. 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. [2022-004159CUA](#) (G. GUNTHER: (628) 652-7607)  
3334 SACRAMENTO STREET – north side between Walnut Street and Presidio Avenue; Lot 006 in Assessor's Block 1008 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 724 and 303 to legalize an approximately 900 square foot Personal Service use at the existing ground floor commercial space. The existing Personal Service use will continue to function as a salon (d.b.a. Sublime Salon) and occupy the ground floor only, within the Sacramento Street NCD (Neighborhood Commercial District) Zoning District and 40-X height and Bulk District. This project was reviewed under the Community Business Priority Processing Program (CB3P). This 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: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore  
MOTION: [21179](#)

7. [2022-004486CUA](#) (J. VIMR: (628) 652-7319)  
615 GRANT AVENUE – west side between California Street and Sacramento Street; Lot 055 in Assessor's Block 0242 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.4, 303 and 811 to establish a Social Service or Philanthropic Facility use (dba "Chinatown Community Development Center, Inc.") occupying approximately 13,370 square feet on the second through fourth floors of the existing building. No exterior work is proposed, and the ground floor retail use would be retained. The subject property is within the CVR (Chinatown-Visitor Retail) Zoning District and 50-N Height and Bulk District. This 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: Braun, Diamond, Imperial, Koppel, Tanner, Moore  
RECUSED: Ruiz  
MOTION: [21180](#)

8. [2022-004128CUA](#) (L. AJELLO: (628) 652-7353)  
2044 FILLMORE STREET – east side between California and Pine Streets; Lot 022 in Assessor's Block 0653 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 718 to establish Massage Establishment as a new principal use for an existing business with accessory massage use (d.b.a. RedMint). The project is located within the Upper Fillmore NCD (Neighborhood Commercial District) Zoning District, Japantown Planning Area, and 40-X Height and Bulk District. This 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 as amended  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore  
MOTION: [21181](#)

**C. COMMISSION MATTERS**

10. Election of Officers

**Commissioner Diamond:**

Yes, I would like to nominate Commissioner Tanner as President and Commissioner Moore as Vice President thru January of 2023 to pick up where we left off.

**Commissioner Moore:**  
Second.

**Commissioner Tanner:**  
I just want to thank Commissioner Diamond for the nomination and Commissioner Moore for the second. And I'll be happy to serve as President for the remainder of the year. Thank you.

**Commissioner Moore:**  
I'd be delighted to continue serving together and we'll make the best out of it.

SPEAKERS: None  
ACTION: President – Tanner, Vice President - Moore  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore

**President Tanner:**  
Thank you very much, Commissioners. I appreciate that and we'll do our land acknowledgment now, Jonas, if that's okay before the minutes just while I have the microphone here. I want to thank you all for continuing this practice that hopefully can serve as a reminder for all of us. We heard last week from the member of the Equity Council the importance of the acknowledgment, not just as words, but really as a way to start in our proceedings and to be thoughtful about where we are stewarding the City and the resources that we have.

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.

11. Consideration of Adoption:
- [Draft Minutes for September 15, 2022](#)

SPEAKERS: None  
ACTION: Adopted as amended  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner

12. Commission Comments/Questions

**Commissioner Diamond:**  
Thank you. I have a question for Director Hillis. I have been reading with some interest in local publications about the Downtown Recovery Plan. And in my conversations with staff last week about the Housing Element there were a number of references to the work that is going on in Planning Department and at OEWD about the recovery plan. And I am wondering if we could get a presentation at the Commission on, not only the work by the

Planning Department but also OEWD. And I would be particularly interested in having that hearing happen before we get too far along in the hearings for the Housing Element because I feel like they are integrally related.

**Rich Hillis, Planning Director:**

Sure. And I have already made the request to OEWD. They are leading the effort. We, obviously, got a fairly large role in that looking at how we are all returning to work and what that means from a land use standpoint with offices downtown and is there conversion potential to residential or other uses. So, that is in the works and we will schedule that hopefully in the next month.

**Commissioner Diamond:**

Great. Thank you.

**Vice President Moore:**

Very mundane comment. I get repeated requests that we all speak very clearly and slowly into the microphone. Any of us turning like this can't be heard. That holds also for people calling in particularly last week there were at least 4 or 5 people calling in. They were either, too close to their microphone, they were literally inaudible. Can we all make an effort to be properly heard. Thank you.

**D. DEPARTMENT MATTERS**

**13. Director's Announcements**

**Rich Hillis, Planning Director:**

Good afternoon, Commissioners. And my mother always told me I mumbled and talked too fast so I will slow down. So, just so you know, the Housing Element, the redraft of the Housing Element in response to comments we've received from the public in HPC are going to be posted on our website today by the close of business. So, that will be there for officially 7 days of public comment before we submit it to HCD. But obviously, we are looking for comment from the public and you and the board from now 'til adoption. So, we will also have a document posted that will point to what has been changed significantly in the document. So, that will be available tomorrow. Thanks.

**14. 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

- 220914 General Plan Amendments - Transbay Block 4 Redevelopment Project. Sponsor: Planning Commission. Staff: Snyder.
- 220836 Zoning Map - Transbay Block 4 Redevelopment Project. Sponsors: Dorsey; Mandelman. Staff: Snyder.
- 220858 Disposition and Development Agreement and Air Rights Lease - Successor Agency to the San Francisco Redevelopment Agency Land - F4 Transbay Partners LLC

and Transbay Block 4 Housing Partnership, L.P. - Transbay Block 4 - \$6,000,000.  
Sponsor: Dorsey. Staff: Snyder.

This week, the Land Use Committee considered the various ordinances for the proposed development at Transbay Block 4. This suite of changes included a General Plan Amendments for a height change from 450 to 513 feet and minor adjustments to language around bike routing. It also included a Zoning Map Amendment to adjust the height map to 513-ft.

The Planning Commission heard this item on July 27, 2022, and recommended approval to the Board.

This was a unique situation for the Land Use Committee. After the Planning Department's transmittal to the Clerk, OCII indicated that they needed more time to negotiate with the Project Sponsor due to changing financial circumstances. Renegotiating would require taking the project back to the OCII's Commission; however, per the Planning Code, GPA must be acted on by the Board within 90 days of transmittal, or they are deemed approved. Because the negotiations between the project sponsor and OCII were going to take longer than 90-days, the Land use committee ultimately recommended to the Full Board that the GPA be rejected. This was done with the understanding that staff would ask this Commission to re-initiate and re-approve the GPA when the rest of the Block 4 project was ready for Board action. The Zoning Map amendment was tabled.

- 210866 Planning, Administrative, Subdivision Codes – Density Exception in Residential Districts. Sponsors: Mandelman; Melgar. Staff: Merlone. Item 7
- 220997 Planning Code; Zoning Map - Rezoning Residential Districts. Sponsors: Mandelman; Melgar. Staff: Merlone. Item 8

Also, this week, the two versions of the fourplex ordinance were back at Land Use Committee. These two ordinances were continued from the Committee meeting two weeks prior. The first ordinance included the density exception for 4 units on interior lots and 6 units on corner lots. The second ordinance up-zone the City's single-family districts to two-family zoning districts.

Supervisor Mandelman spoke first. In his comments he recognized that there is likely not a political path forward for the ordinance that up-zones RH-1 to RH-2 because it would eliminate the use of SB9. He requested that the Committee continue this ordinance to the call of the chair. However, he did think the mayor would support the ordinance with the density bonus program if the four-year look-back was amended to one year. He asked the Committee to consider making this amendment before forwarding on to the full board.

After some back and forth between the committee members and public comment where only one member of the public spoke, the Committee voted to continue the ordinance that up-zoned RH-1 to RH-2 to the call of the chair. They then voted to amend the density exception ordinance to reduce the ownership lookback from 4 years to 1 year. They then unanimously recommending the amended ordinance to the full board.



This density bonus ordinance that the Board will consider includes:

- Allowing up to 4 units on interior lots and 6 units on corner RH lots;
- 30% rear yard for density exception projects;
- A 3 year post construction “intent to occupy” requirement in order to receive a fee waiver for a Historic Resource Evaluation, or to be able to condo the new units when an existing building is retained;
- A requirement that no unit to be less than 1/3 the size of the largest unit OR to provide at least one unit with 2+ bedrooms
- Directing Planning to look at developing Objective residential design standards
- Requiring rent control for bonus units
- Requiring ownership of the property for at least 1 year prior to application

The Board meeting this week was canceled this week in honor of Yom Kippur.

**Commissioner Imperial:**

I have a question, Mr. Starr, no not question, more of like, can I, can we request a, some sort of a memo or a summary from the board's discussion on the fourplex?

**Aaron Starr, Manager of Legislative Affairs:**

Sure. Like a summary of what I've said?

**Commissioner Imperial:**

Yeah. More of a summary of what you said so that I can fully read it.

**Aaron Starr, Manager of Legislative Affairs:**

Yes, sure. I will send that to you.

**Commissioner Imperial:**

Thank you.

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

I actually did not receive a report for the Board of Appeals. The Historic Preservation Commission did meet briefly yesterday and the most significant item that they discussed was the continuance of the Castro Theater where they separated the Landmark Designation item from the Certificate of Appropriateness, continuing the Landmark Designation amendment to December 7<sup>th</sup>, and then continuing the Certificate of Appropriateness to March 15<sup>th</sup> of 2023.

## E. GENERAL PUBLIC COMMENT

**SPEAKERS:** Michael Petrelis – A complaint against Jonas P. Ionin and the Planning Commission has been filed with the Sunshine Ordinance Task Force for what I believe was a violation of open government laws. At your Sept. 29 hearing, without proper agendaing, Ionin verbally proposed a joint meeting with the Historic Preservation Commission about the Castro Theatre in December. He claimed to have polled that commission and they agreed to the joint hearing, which you all agreed to without objection. Ionin alleged the public wouldn't want to queue two days in a row to offer public comment, yet we the people were not given any advance notice of his effort to reduce two opportunities for us to petition our government to one. The public must be given many chances to speak at City Hall about saving the interior integrity of the Castro Theatre, before Another Planet is allowed to begin renovations.

Georgia Schuttish – **February 20, 2014.** Since then there have been 18 different Commissioners. **Winter 2015** former Commissioner requested **re-review** five Alterations. Conclusion: 40% were TTD. Staff decides Section 317 was inadequate: In **2016** proposes RET with would have eliminated any definition of Demolition in the Planning Code. **Spring 2020:** Section 317(d)(3)(A) was removed. One Commissioner suggested eliminating the **"ands"** in TTD definitions. **January 2020:** Another Commissioner told by former Director *"Staff is working on it"* when asked about Demo Calcs. **October 2021** Two other Commissioners asked for an Informational Hearing on Section 317. Early 2022 was proposed by current Director. Every week the Commission confronts the housing crisis. The Commission should *please* discuss their legislative authority granted under Section 317(b)(2)(D) since it is a tool intended to be used by the Commission to *preserve exiting housing. Existing Housing is* Financially Accessible. Relatively Affordable. Rental Housing.

## 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.

15. [2021-012562PRJ](#) (J. VIMR: (628) 652-7319)  
77 BEALE AND 50 MAIN STREETS – Informational Presentation – Staff will introduce a proposal to substantially redevelop a downtown block that formerly served as the corporate headquarters for PG&E. The site in question is bounded by Market Street to the north, Main Street to the east, Mission Street at the south, and Beale Street to the west. As currently proposed, the project consists of four primary elements: 1) new office additions to the historic buildings at 215 and 245 Market Street; 2) demolition of an existing parking garage and construction of a 992' tall residential tower consisting of 808 dwelling units; 3) replacing the core and entire exterior envelope of the existing office tower at the southern end of the site; and 4) provision of a publicly accessible open space throughout the remainder of the block with access from all four sides. The existing underground parking

facility would be expanded and repurposed to predominantly serve the residential tower. Staff and the Project Sponsor are seeking early input from the Commission and interested members of the public, with the project continuing to undergo review.

*Preliminary Recommendation: None - Informational*

SPEAKERS:       = Jonathan Vimr – Staff report  
                  + Paul Paradis – Project sponsor presentation  
                  + John Pickard – Overall design presentation  
                  + Rebecca – Design presentation of the residences  
                  + Speaker – Landscape design presentation  
                  + Corey Smith – Downtown revitalization project  
                  + Speaker – Accessibility to more retail in the neighborhood  
                  + Speaker – We need more housing  
                  + Tuija Catalano – Response to comments and questions  
                  = Rich Hillis – Response to comments and questions  
ACTION:         Reviewed and Commented

16.     [2020-004398ENV](#) (M. Li: (628) 652-7538)

**SFO SHORELINE PROTECTION PROGRAM** – Review and Comment on the **Draft Environmental Impact Report**. San Francisco International Airport is proposing the Shoreline Protection Program, which would install a new shoreline protection system around the Airport that would comply with current Federal Emergency Management Administration requirements for flood protection against a 100-year flood and would incorporate protection against future sea-level rise. The proposed project would remove the existing shoreline protection features and construct a new shoreline protection system comprised of a combination of reinforced concrete and steel sheet pile walls. These structures would vary from one reach (a segment of shoreline) to another, depending on the existing site characteristics, and would range in height from about four feet to about 14 feet above the existing or newly graded ground surface, given that the elevation and slope of the ground varies for each reach.

**NOTE: Written comments on the Draft Environmental Impact Report will be accepted at [cpc.sfosppeir@sfgov.org](mailto:cpc.sfosppeir@sfgov.org) or at the Planning Department until 5:00 p.m. on October 17, 2022.**

*Preliminary Recommendation: Review and Comment*

SPEAKERS:       = Michael Li – Staff presentation  
                  = Kirsten Jensen – Response to comments and questions  
                  = Speaker – Response to comments and questions  
ACTION:         Reviewed and Commented

ADJOURNMENT 2:46 PM  
ADOPTED OCTOBER 20, 2022