

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

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

**Thursday, July 25, 2024**  
**12:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: MOORE, BRAUN, IMPERIAL, SO, WILLIAMS  
COMMISSIONERS ABSENT: DIAMOND

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MOORE AT 12:02 PM

STAFF IN ATTENDANCE: Ada Tan, Kate Conner, Andrew Perry, Allison Albericci, Rebecca Salgado, 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.

### B. COMMISSION MATTERS

#### 1. LAND ACKNOWLEDGEMENT

##### Commissioner Braun:

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.

## 2. COMMISSION COMMENTS/QUESTIONS

### **Commissioner Moore:**

I'd like to make a brief comment. We are four today. We are a quorum. We miss Commissioner President Diamond today; she will be with us next week. We are coming to our semester break, yes, to our Commission break throughout the month of August, but we will be as fully staffed next week as we can. Thank you.

## C. DEPARTMENT MATTERS

### 3. DIRECTOR'S ANNOUNCEMENTS

None.

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

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

No one is here from the Legislative team and requested that I give you a brief update that no Planning items were at Land Use. However, the Zoning-- excuse me, the Stonestown General Plan Planning Code and Zoning Map amendments were passed on the second read. I have no report from the Board of Appeals, and the Historic Preservation Commission did not meet yesterday.

## D. GENERAL PUBLIC COMMENT

SPEAKERS: Bridget Maley – 3601 Lawton toxic site development

## E. 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. [2024-003724CRV](#) (A. TAN: (628) 652-7403)

UPDATES TO THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM MONITORING AND PROCEDURES MANUAL  
– Request for **Adoption** of amendments to the Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual") with various updates; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

*Preliminary Recommendation: Adopt*

SPEAKERS: = Elizabeth Watty – Staff introduction  
= Ada Tan – Staff presentation  
+ Maria Benjamin – MOHCD presentation  
- Speaker – Do not approve without amendments  
- Sabrina – Remove the no dual agency  
- Michael Luxo – BMR renter, keep lottery space  
- Simon – BMR unit not selling due to affordable resale price  
- Amy – Resale formula, needs broader reforms  
+ Julian Ball – Flexible process, a few unaddressed – language access

- Mildred Rimando – Technical terms on forms, deadline, confusing for seniors
- Angeline Penalosa – Rental subsidies, inclusion of language available
- Fatima – Language access for Arabic community
- Hanan Seema – Hard to navigate the forms due to language barrier
- Sumiya – Arabic speaking, language accessibility
- Bryan – Applying for housing was very difficult, very confusing
- Fabiola Torres – Difficult and confusing leasing process, language barrier
- Flor – Changes to charges
- Blanca – Reduce the documents, causes stress to the applicants
- Maribel Cruz Padilla – Consider changing the credit process
- Silayan – Make process easier for the vulnerable community, language access
- Jennifer Rossi – Hardship on owners selling their below market unit
- Ramon Bonifacio – Language access unaddressed
- PJ – Low-income communities, better language access
- Dario Romero – Comply to the language ordinance, credit history

ACTION: Adopted Amendments  
 AYES: So, Williams, Braun, Moore  
 ABSENT: Diamond  
 RECUSED: Imperial  
 RESOLUTION: [21594](#)

6. [2024-006078PPS](#)

263 LEE AVENUE – west side between Ocean and Holloway Avenues; Lot 003 in Assessor's Block 6944 (District 11) – **Informational Presentation** for the proposed construction of a housing development project pursuant to Government Code Section 65913.4 (SB 423), in an area subject to Government Code section 65913.4(q). The project consists of the demolition of an existing one-story, 1,576 square foot, vacant church and the new construction of a three-story, 4,475 square foot, two-family dwelling with an accessory dwelling unit. The project sponsor submitted a notice of intent to construct the project on July 2, 2024. After the hearing and upon completion of tribal consultation, a formal application may be submitted following the project sponsor's review of any public testimony and written comments from the hearing.

*Preliminary Recommendation: None – Informational*

SPEAKERS: + Shahin Sainejad – Project sponsor presentation  
 + Star Child – We need to create more housing  
 = Elizabeth Watty – Response to comments and questions  
 = Kate Conner – Response to comments and questions  
 ACTION: None – Informational

7. [2024-006072PPS](#)

1965 MARKET STREET – southeast corner of Duboce Avenue; Lots 058, 059, 061, 062 in Assessor's Block 3534 (District 8) – **Informational Presentation** for the proposed construction of a housing development project pursuant to Government Code Section 65913.4 (SB 423), in an area subject to Government Code section 65913.4(q). The project consists of a 200-unit State Density Bonus project with a 3,048 square foot ground floor commercial space. The project includes a lot merger of the four lots and developing above the existing two-to-three-story commercial building at 1965 Market Street and on the adjacent surface parking area. The project sponsor submitted a notice of intent to construct the project on July 1, 2024. After the hearing and upon completion of tribal consultation, a formal application may be submitted following the project sponsor's review of any public testimony and written comments from the hearing.

*Preliminary Recommendation: None – Informational*

SPEAKERS: + John Kevlin – Project sponsor presentation  
 + Riyad Ghannam – Design presentation  
 + Starchild – Loss of parking

= Kate Conner – Response to comments and questions  
 = Elizabeth Watty – Response to comments and questions  
 ACTION: None – Informational

8. [2024-0056890TH](#) (C. TEAGUE: (628) 652-7328)  
**DRAFT OFFICE CONVERSION AND DEMOLITION INVENTORY – Informational Presentation** to review and discuss the Draft Office Conversion and Demolition Inventory developed by the Zoning Administrator pursuant to Proposition C, which was adopted by San Francisco Voters on March 5, 2024.  
*Preliminary Recommendation: None – Informational*

SPEAKERS: = Andrew Perry – Staff presentation  
 + Starchild – Approve  
 ACTION: Reviewed and Commented

9. [2020-006887PRJ](#) (A. ALBERICCI: (628) 652-7327)  
**710 MCALLISTER STREET – FREEDOM WEST – Informational Presentation** on the Freedom West Development Project, in the Western Addition neighborhood. The 10.8-acre site is bounded by Golden Gate Avenue to the north, Fulton Street to the south, Laguna Street to the west and Gough Street to the east (Block and Lots: 0770/027, 0783/023, 0783/024, 0783/025). The proposed project is a mixed-use, multi-phased master-planned development that will include new housing (including replacement units for the existing cooperative housing residents), hotel, commercial, and cultural/institutional/educational (CIE) uses including a childcare facility, accessory parking, as well as new public and private open spaces. The project sponsor, MacFarlane Development Company LLC, has led a multi-year outreach and visioning process and proposes to enter into a Development Agreement with the City. The project has initiated environmental review pursuant to CEQA and is anticipated to begin the public scoping process in fall/winter 2024. The proposed project would include amendments to the General Plan, Planning Code and Zoning Map.  
*Preliminary Recommendation: None – Informational*

SPEAKERS: = Allison Albericci – Staff presentation  
 + Landon Taylor – Project sponsor presentation  
 + Speaker – Design presentation  
 + Starchild – Approve it right away  
 + Maddie Scott – Community, diversity, a model for San Francisco  
 + Bobby Sisk – Proud of the project  
 + Jesse Johnson – Local 2, quality of hotel jobs  
 ACTION: Reviewed and Commented

10. [2023-0066160FA-02](#) (R. SALGADO: (628) 652-7332)  
**199 FREMONT STREET / 342 HOWARD STREET** – northeast corner of Fremont Street and Howard Street; Lot 018 in Assessor's Block 3719 (District 6) – Request to rescind Condition of Approval 2(H) from **Office Allocation** Motion No. 13218 (Planning Department Record No. 89.589B) pursuant to Planning Code Section 414.12 to allow for the removal of an existing on-site childcare facility that was provided as part of an Office Allocation for an office development located at 300 Howard Street, now known as 199 Fremont Street, within a C-3-0(SD) (Downtown-Office (Special Development)) Zoning District and 700-S-2 Height and Bulk District. That office development was approved by the Planning Commission on December 5, 1991, and the required on-site childcare facility located on the third floor and rooftop of the adjacent building located at 342 Howard Street began operating in October 2000 and operated for approximately 21 years, or until August 2021, when the operator of the childcare center voluntarily closed the location. Pursuant to Planning Code Section 414.12, the Project Sponsor may apply to the Planning Department to eliminate the childcare facility or to reduce the floor area of the childcare facility in any amount, as long as the childcare facility has been provided for more than five years after the issuance of the first certificate of occupancy for the Project. Since the childcare center located at 342 Howard Street operated for approximately 21 years, the Project is eligible to request the removal of the existing childcare facility and is not subject to any associated in-lieu fees.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS:      = Rebecca Salgado – Staff report  
                     + Desiree Hanson – Project sponsor presentation  
                     + Starchild – Approve  
                     = Elizabeth Watty – Response to comments and questions  
ACTION:        Approved with Conditions  
AYES:            So, Williams, Braun, Imperial, Moore  
ABSENT:        Diamond  
MOTION:        [21595](#)

**ADJOURNMENT 4:44 PM**

**ADOPTED SEPTEMBER 12, 2024**