

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

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

**Thursday, January 11, 2024**  
**12:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: TANNER, MOORE, BRAUN, DIAMOND, IMPERIAL, KOPPEL, RUIZ  
COMMISSIONERS ABSENT: NONE

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

STAFF IN ATTENDANCE: Aaron Starr, Joseph Sacchi, Jennifer McKellar, Gabriela Pantoja, Liz White, Chelsea Fordham, Corey Teague, Zoning Administrator, 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.

14. [2023-002390DRP](#) (D. WINSLOW: (628) 652-7335)  
426 FILLMORE STREET, UNIT C – east side between Oak and Page Streets; Lot 056 in Assessor's Block 0842 (District 5) - Request for **Discretionary Review** of Building Permit no. 2023.0310.3504 to legalize a third floor roof deck within the existing footprint to a three-unit 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\(h\)](#).  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: None  
 ACTION: Continued to March 14, 2024  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: None

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the 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.

1. [2015-016326CUA-02](#) (J. VIMR: (628) 652-7319)  
SEAWALL LOTS 323 & 324 (DBA TEATRO ZINZANNI) – two existing lots bounded to the east by the Embarcadero, Broadway to the south, and Davis Street to the west/north; Lot 001 in Assessor's Block 0138 and Lot 002 in Block 0139 (District 3) – Request for **Modification to Conditions of Approval** pertaining to Project Validity and Expiration and Renewal authorized under Motion No. 20444 on May 2, 2019. Under the requested modification, the authorization would be valid until January 11, 2027. A modification of the conditions of approval and extension to the period of authorization for the existing entitlement is not considered a "Project" under CEQA.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: None  
 MOTION: [21477](#)

2. [2023-008213CUA](#) (M. LANGLEIE: (628) 652-7410)  
555 PACIFIC AVENUE – north side between Columbus Avenue and Montgomery Street; Lot 017 in Assessor's Block 0176 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.5 and 303, to allow for an office use at the ground floor of an existing two-story mixed-use building, within the Community Business (C-2) Zoning District, Jackson Square Special Use District, Washington-Broadway Special Use District and 65-A 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: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: None  
 MOTION: [21478](#)

3. [2018-011446CUA-02](#) (E. MAU: (628) 652-7583)  
399 FREMONT STREET – east side between Folsom and Harrison Streets; Lot 320 in Assessor's Block 3747 (District 6) - Request for **Modification to Conditions of Approval** pertaining to Project Validity, Expiration and Renewal, and Diligent Pursuit authorized under Motion No. 20519 on September 12, 2019. Under the requested modification, the authorization would be valid until January 11, 2027. A modification of the conditions of approval and extension to the period of authorization for the existing entitlement is not considered a "Project" under CEQA.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: None  
 MOTION: [21479](#)

4. [2022-011378CUA](#) (T. ATOYEBI: (628) 652-7363)  
**310-320 DOLORES STREET** – west side between 16th Street and Chula Lane; Lots 001-002 in Assessor's Block 3566 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303, and 304, to allow a Planned Unit Development (PUD) on a site that is over one-half acre to expand an existing restroom facility located in the required rear yard of the Mission Dolores Basilica. The proposal includes PUD modifications for rear yard. The Project Site is located within a RH-3 (Residential-House, Three 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: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: None  
 MOTION: [21480](#)

## C. COMMISSION MATTERS

### 5. LAND ACKNOWLEDGEMENT

**President Tanner:**

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. CONSIDERATION OF ADOPTION:

- [Draft Minutes for December 14, 2023 – Joint Hearing with Recreation and Park](#)
- [Draft Minutes for December 14, 2023 - Regular Hearing](#)

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

### 7. COMMISSION COMMENTS/QUESTIONS

**President Tanner:**

Great. Just want to welcome everyone back to 2024. Happy New Year, everyone. Hope you all had a restful holiday season. I know also it's flu, RSV, Covid season. I had a little cold as well so I'll be wearing my mask intermittently today and just invite all those who want to, just to remember and be mindful of illnesses going around. If you are sick, do please stay home. That would be great. And I just also have to, it's a little out of our region, but congratulate the Michigan Wolverines on the national championship. Go Blue. Very exciting day on

this last Monday and the Monday before. Great way to kick off the new year. So, thank you all and Happy New Year.

**Commissioner Moore:**

Happy New Year. The flu season is back and unfortunately, I got the flu over the holidays and so did the rest of my family. Not lots of fun, but it kind of made me think that would - we consider potentially leaving the idea of remote public comment for the public available to the end of March till we're through with it. I've heard that Historic Preservation, as well as the BIC have decided to do that. I just swung that out as an idea because it is a little bit tight here and lots of people potentially sneezing and being in this room is not helping any of us. I'm just leaving that out as an idea and like to hear if anybody else wants to comment on that.

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

Well, just to clarify, the Historic Preservation Commission hasn't acted on their remote public comment yet. They only continued it to their next hearing next week.

**Commissioner Moore:**

Anyways, some people are raising the issue because of colds, which are really indeed going around. There's no doubt about it. I'm just adding a cautionary note here.

**President Tanner:**

Thank you, Commissioner Moore.

**Commissioner Braun:**

I would just say, I think from the comments I shared about this topic in December, I'm certainly open to reopening remote public comment whether that's through March or whatever. Whatever we can kind of get. But since we voted on it, I assume we would need to maybe agendaize it and vote on it again? Yes.

**Commissioner Ruiz:**

I'll just share my support. I was also sick over the break and I also have a little baby at home. So, I personally would be appreciative of moving forward with that. But I understand if that's too complicated for administrative purposes, then fine. But if all other Commissioners are supportive, I don't see why not.

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

Then just for further clarification, we would not be able to provide for Commissioners to attend remotely.

**Commissioner Moore:**

We understand that.

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

Okay.

**President Tanner:**

Well, perhaps we can talk about it at our next officers meeting, Katherine, and maybe schedule one off schedule and decide what we want to do.

**Commissioner Moore:**

Alright.

**President Tanner:**

Great. Thank you.

## D. DEPARTMENT MATTERS

### 8. DIRECTOR'S ANNOUNCEMENTS

None.

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

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

**Land Use Committee**

**[231216](#) Planning Code - Landmark Designation - Westwood Park Entrance Gateways and Pillars. Sponsor: Melgar. Staff: LaValley**

This week the Land Use Committee considered Supervisor Melgar's landmark designation for the Westwood Park Entrance Gateway and Pillars.

Westwood Park Entrance Gateway and Pillars were designed by renowned architect Louis Christian Mullgardt. They were constructed in 1916 for developers Baldwin & Howell. The pillars are eligible for local designation for association with the development of San Francisco residence parks in the early 20<sup>th</sup>-century. They are also eligible because of their status as excellent examples of landscape features in public rights-of-way common to residence park developments, and as instances of work of an architect of merit.

The designation was introduced by Supervisor Melgar and initiated by the Board 5/16/23. The HPC unanimously recommended approval 11/15/23.

At the land use hearing, Supervisor Preston expressed concerns about landmarking what he described as symbols of exclusion and racial injustice. Westwood Park, like Ingleside Terraces, Richmond Heights, and many other residence-park developments, included restrictive covenants dictating what owners could or could not do to their lots, as well as who could or could not own, lease, or reside in the neighborhood. These covenants included mandating single-family residency, side yard clearances, street setbacks and racial restrictions that prohibited non-whites from living or owning a property.

Supervisor Preston indicated that he would not support a positive Committee recommendation, nor would he vote yes at full BOS. As a result, the LUT forwarded the item to BOS without recommendation.

**Full Board**

**[230704](#) Planning Code - Fleet Charging Locations and Parcel Delivery Service. Sponsor: Chan. Staff: Delumo. PASSED Second Read**

**[230706](#) Planning Code - Eliminating Public Art Requirement for 100% Affordable Housing Projects. Sponsor: Dorsey. Staff: Merlone. PASSED Second Read**

**[231033](#) Planning Code - Landmark Designation - Chata Gutierrez Mural. Sponsor: Ronen. Staff: LaValley. PASSED Second Read**

**[231034](#) Planning Code - Landmark Designation - Carnaval Mural. Sponsor: Ronen. Staff: LaValley. PASSED Second Read**

**[230863](#) Planning Code - Exceptions from Limits on Conversion of Production, Distribution and Repair, Institutional Community, and Arts Activities Uses in Eastern Neighborhood Plans Areas. Sponsor: Dorsey. Staff: Merlone. PASSED Second Read**

**Corey Teague, Zoning Administrator:**

Good afternoon, President Tanner, Commissioners. Corey Teague, Zoning Administrator. The Board of Appeals did meet last night. They only had a few items. And the only one that was somewhat of interest to the Board was an appeal of a permit for a state ADU and it was really a scenario where if the project met all the requirements of the state law, the City had very low discretion. But to sign off on the permit, it was kind of an educational process for the, I think for the neighbor and for some of the board members as well. But ultimately, the appeal was denied unanimously and that state ADU was allowed to move forward. Thank you.

**E. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Georgia Schuttish – Commission could codify the Flat Policy with objective standards that preserve the Flats in their original location and configuration within the structure including hallways that define the use and layout of each Flat. The Commission could encourage more scrutiny of Alterations or Demolitions to preserve UDUs not just currently separately slept in, but if they are a viable, sound, livable space that may have been occupied in the past and more importantly could be occupied in the future. These three may be most financially feasible housing as alluded to in previous reports. RHNA numbers raise questions. Major demographic changes in the next decade.  
Tom Radulovich – Be more proactive, public realm  
Sue Hestor – Go back and vote on extending remote public comment

**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.

10. [2023-010059PCA](#) (J. SACCHI: (628) 652-7308)  
**FLEET CHARGING [BOARD FILE 231080] – Planning Code Amendment** – An ordinance, sponsored by Board President Peskin, to amend the Planning Code to require Conditional Use authorization for converting Private Parking Lots or Vehicle Storage Lots to Fleet Charging in all PDR (Production, Distribution, and Repair) Districts; 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: Approve*

**SPEAKERS:** = Joseph Sacchi – Staff report  
+ Sunny Angulo – Grandfathering date, loophole in the noticing under 311  
+ Mark Gleason – Safety in the workplace  
+ Peter Ziblatt – CU should be required to all  
**ACTION:** Approved with Staff Recommendations  
**AYES:** Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
**ABSENT:** None  
**RESOLUTION:** [21481](#)

11. [2019-021884ENV](#) (J. MCKELLAR: (628) 652-7563)  
**Potrero Yard Modernization Project (2500 Mariposa Street) – Certification** of the Final Environmental Impact Report (EIR) – The project site is located on the entire block bounded by 17th to the north, Hampshire Street to the east, Mariposa Street to the south, and Bryant Street to the west (Assessor's block/lot 3971/001). The proposed project would demolish the existing SFMTA Potrero Trolley Coach Division Facility (Potrero Yard), a California Register of Historic Resources–eligible historic resource and replace it with an expanded and modernized transit facility. The project would include SFMTA bus parking and circulation (up to 213 buses); SFMTA maintenance, operation, and administrative uses; and joint development (residential and commercial)

uses as part of a joint development program between SFMTA and a private project co-sponsor. The approximately 1,250,000-gross-square-foot structure would rise to heights ranging from 70 to 150 feet across the site. It would contain a four-level (including mezzanine level), approximately 70-foot-tall replacement transit facility (700,000 gross square feet) plus a joint development with a mix of commercial (3,000 gross square feet) and residential uses (up to 530,000 gross square feet and 513 units). The majority of residential development would be atop the replacement transit facility on floors 7 seven through 13. A Paratransit Variant is also proposed, which would construct Bryant Street family housing (103 units) but replace the remainder of the podium housing with SFMTA's Paratransit Operations. The project site is located within a P (Public) Zoning District and 65-X Height and Bulk District.

**NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on August 31, 2021. Public comment will be received when the item is called during the hearing. However, comments submitted will not be included in the Final EIR.**

*Preliminary Recommendation: Certify*

SPEAKERS: + Ana Herrera, Legislative aide to Sup. Ronen – Introduction and support  
 = Gabriella Pantoja – Staff presentation  
 = Jennifer McKellar – Staff presentation  
 + Bonnie Jean von Krogh – SFMTA presentation  
 + Chris Jauregui – Potrero Neighborhood Collective presentation  
 + Nick – Improvement  
 + Karoleen Feng, MEDA – Response to comments and questions  
 + Tim Kempf, DPW – Response to comments and questions

ACTION: Certified

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

ABSENT: None

MOTION: [21482](#)

12a. [2019-021884ENV](#)

(G. PANTOJA: (628) 652-7380)

(POTRERO YARD MODERNIZATION PROJECT) 2500 MARIPOSA STREET – Bounded by Mariposa Street on the south, Bryant Street on the west, 17th Street on the north, and Hampshire Street on the east, Lot 001 in Assessor's Block 3971 (District 9) - Request for **Adoption of Findings** and Adoption of Statement of Overriding Considerations under the California Environmental Quality Act (CEQA) to allow the redevelopment of San Francisco Municipal Transportation Agency's (SFMTA) Potrero Yard Project. The proposed project would demolish the existing SFMTA Potrero Trolley Coach Division Facility (Potrero Yard), a California Register of Historic Resources—eligible historic resource and replace it with an expanded and modernized transit facility. The project would include SFMTA bus parking and circulation (up to 213 buses); SFMTA maintenance, operation, and administrative uses; and joint development (residential and commercial) uses as part of a joint development program between SFMTA and a private project co-sponsor. The approximately 1,250,000-gross-square-foot structure would rise to heights ranging from 70 to 150 feet across the site. It would contain a four-level (including mezzanine level), approximately 70-foot-tall replacement transit facility (700,000 gross square feet) plus a joint development with a mix of commercial (3,000 gross square feet) and residential uses (up to 530,000 gross square feet and 513 units). The majority of residential development would be atop the replacement transit facility on floors 7 seven through 13. A Paratransit Variant is also proposed, which would construct Bryant Street family housing (103 units) but replace the remainder of the podium housing with SFMTA's Paratransit Operations. The project site is located within a P (Public) Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Adopt CEQA Findings*

SPEAKERS: Same as item 11.

ACTION: Adopted CEQA Findings

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

ABSENT: None

MOTION: [21483](#)



- 12b. [2019-021884GPA](#) (M. SNYDER: (628) 652-7460)  
POTRERO YARD MODERNIZATION PROJECT (2500 MARIPOSA STREET) - bounded by Mariposa Street on the south, Bryant Street on the west, 17th Street on the north, and Hampshire Street on the east, Lot 001 in Assessor's Block 3971 (District 9). An Ordinance initiated by the Planning Commission (Resolution No. 21412), that request a **General Plan Amendment** to amend Urban Design Element Map 4 – "Urban Design Guidelines of Buildings", and Urban Design Guidelines Map 5 – "Urban Design Guidelines for the Bulk of Buildings" to facilitate the development of the Potrero Yard Modernization Project. Commission action would also make findings of consistency with the General Plan, the eight priority policies of the Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code Section 340. The proposed amendments will be before the Commission so that it may recommend approval, rejection, or approval with modifications to the Board of Supervisors.

*Preliminary Recommendation: Recommend Approval to the Board of Supervisors*

SPEAKERS: Same as item 11.  
ACTION: Adopted a Recommendation to Amend GP  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
ABSENT: None  
RESOLUTION: [21484](#)

- 12c. [2019-021884PCAMAP](#) (M. SNYDER: (628) 652-7460)  
POTRERO YARD MODERNIZATION PROJECT (2500 MARIPOSA STREET) - bounded by Mariposa Street on the south, Bryant Street on the west, 17th Street on the north, and Hampshire Street on the east, Lot 001 in Assessor's Block 3971 (District 9) - An Ordinance (Board File No. 231256), sponsored by Supervisor Ronen and Supervisor Walton, that request for **Planning Code Text Amendment**, pursuant to Planning Code Section 302, to create the Potrero Yard Special Use District (SUD) at 2500 Mariposa Street, Assessor's Parcel Block 3971, Lot 001 which outlines permitted land uses including residential uses via the issuance of Conditional Use Authorization for a Planned Unit Development, non-residential uses, development controls, and building standards and add "PY" Bulk Limit in Planning Code Section 270; a **Zoning Map Amendment** to Zoning Maps SU08 to illustrate the Potrero Yard SUD and HT08 to change the Height and Bulk Zoning District from 65-X to 150-PY. Commission action would also make findings of consistency with the General Plan, the eight priority policies of the Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code Sections 302 and 340. The proposed amendments will be before the Commission so that it may recommend approval, rejection, or approval with modifications to the Board of Supervisors.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 11.  
ACTION: Approved  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
ABSENT: None  
RESOLUTION: [21485](#)

- 12d. [2019-021884SHD](#) (G. PANTOJA: (628) 652-7380)  
(POTRERO YARD MODERNIZATION PROJECT) 2500 MARIPOSA STREET – bounded by Mariposa Street on the south, Bryant Street on the west, 17th Street on the north, and Hampshire Street on the east, Lot 001 in Assessor's Block 3971 (District 9) - Request for **Adoption of Shadow Findings** pursuant to Planning Code Section 295 that net new shadow from the San Francisco Municipal Transportation Agency's (SFMTA) Potrero Yard Project and Paratransit Variant would not adversely affect the use of Franklin Square Park under the jurisdiction of the Recreation and Park Commission, within a P (Public) Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Adoption of Findings*

SPEAKERS: Same as item 11.  
ACTION: Adopted Shadow Findings  
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner



ABSENT: None  
 MOTION: [21486](#)

- 12e. [2019-021884CUA](#) (G. PANTOJA: (628) 652-7380)  
(POTRERO YARD MODERNIZATION PROJECT) 2500 MARIPOSA STREET – bounded by Mariposa Street on the south, Bryant Street on the west, 17th Street on the north, and Hampshire Street on the east, Lot 001 in Assessor's Block 3971 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 304 for a Planned Unit Development (PUD) to allow the redevelopment of San Francisco Municipal Transportation Agency's (SFMTA) Potrero Yard and the construction of a joint development that includes commercial tenant spaces and residential dwelling units within Public (P) Zoning District and 65-X Height and Bulk District. To be constructed in three distinct phases, the proposal includes the demolition of SFMTA's existing two-story bus yard facility and parking lot located at 2500 Mariposa Street and the construction of an approximately 1,240,000 square foot mixed-use building, ranging from 75-150 feet in height, that will contain Public Transportation Facility and Public Utility Yard Uses for SFMTA's new facility (approximately 710,437 square feet), 465 dwelling units (72 Studios, 159 One-Bedroom, 157 Two-Bedroom, and 77 Three-Bedroom for a total of approximately 520,671 square feet), and approximately 2,886 square feet of ground floor commercial space. A variant of the proposal, also known as Paratransit Variant, will include the extension of the SFMTA facility onto the fifth level for a total of approximately 734,246 square feet and reduces the number of dwelling units from 465 to 104 for the joint development. The additional approximately 23,809 square feet of area will be dedicated to SFMTA's Paratransit division and include additional building massing for administrative and operation spaces, and paratransit vehicle storage, operation, and circulation areas.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as item 11.  
 ACTION: Approved with Conditions  
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner  
 ABSENT: None  
 MOTION: [21487](#)

13. [2022-000112ENV](#) (L WHITE: (628) 652-7557)  
ISLAIS CREEK BRIDGE PROJECT – The Islais Creek Bridge is located on Third Street over the Islais Creek channel in San Francisco's Bayview neighborhood. **Review and Comment** before the Planning Commission on the Draft Environmental Impact Report for the proposed project. The City and County of San Francisco is proposing to replace the existing Islais Creek Bridge along Third Street in San Francisco. The existing bridge is structurally deteriorated and seismically deficient. The proposed replacement bridge would meet current structural and seismic standards, accommodate new transit tracks, travel lanes for private vehicles, two pedestrian/bicycle paths, and would be resilient to predicted sea-level-rise impacts. Construction is estimated to be approximately 24 months and would begin no sooner than spring 2025. Public comment for this DEIR is from November 30, 2023, till 5:00PM on January 22, 2024. The areas adjacent to the project site are in the Production, Distribution, and Repairs (PDR-2) and Heavy Industrial (M-2) Zoning Use Districts.  
*Preliminary Recommendation: Review and Comment*  
 (Continued from Canceled Hearing on January 4, 2024)

SPEAKERS: = Liz White – Staff presentation  
 + Thomas – Design presentation  
 + Chava Kronenberg – SFMTA presentation  
 + Nick – Rebuild in a shorter timeline, work closely with SFMTA  
 ACTION: Reviewed and Commented

**ADJOURNMENT – 1:58 PM**

**ADOPTED JANUARY 25, 2024**