

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Hearing & Agenda

This Meeting will be held in  
Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Thursday, September 11, 2025**  
**12:00 p.m.**  
**Regular Meeting**

**Commissioners:**

Lydia So, President  
Kathrin Moore, Vice President,  
Derek Braun, Amy Campbell,  
Theresa Imperial,  
Sean McGarry, Gilbert Williams

**Commission Secretary**

Jonas P. Ionin

**Hearing Materials Are Available At**  
[Planning Commission Packet and Correspondence](#)

**Commission Hearing Broadcasts**

Live stream: <https://sfgovtv.org/planning>  
Live, Thursdays at 12:00 p.m., Cable Channel 78  
Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

Disability and language accommodations available upon request to  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) or (628) 652-7589 at least 48 hours in advance.

## RAMAYTUSH OHLONE ACKNOWLEDGEMENT

The 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.

## KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the [Sunshine Ordinance](#) (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at [sotf@sfgov.org](mailto:sotf@sfgov.org). Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force or the San Francisco Library.

## PRIVACY POLICY

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

## ACCESSIBLE MEETING INFORMATION

**LOCATION:** Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices.

**Wheelchair-accessible entrances are located on Van Ness Avenue and Grove Street. Please note the wheelchair lift at the Goodlett Place/Polk Street is temporarily not available.** After multiple repairs that were followed by additional breakdowns, the wheelchair lift at the Goodlett/Polk entrance is being replaced for improved operation and reliability. We anticipate having a functioning lift after the completion of construction in May 2025. There are elevators and accessible restrooms located on every floor.

**TRANSIT:** The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

**PARKING:** Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

**DISABILITY ACCOMMODATIONS:** To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 72 hours in advance of the hearing to help ensure availability.

**LANGUAGE ASSISTANCE:** To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 48 hours in advance of the hearing.

**ALLERGIES:** In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity, or related disabilities, please refrain from wearing scented products (e.g., perfume and scented lotions) to Commission hearings.

**ESPAÑOL:** Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7589. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

**中文:** 規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電 (628) 652-7589。請在聽證會舉行之前的至少 48 個小時提出要求。

**FILIPINO:** Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7589. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

**РУССКИЙ:** Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7589. Запросы должны делаться минимум за 48 часов до начала слушания.

**ROLL CALL**

President: Lydia So  
 Vice-President: Kathrin Moore  
 Commissioners: Derek Braun, Amy Campbell, Theresa Imperial,  
 Sean McGarry, Gilbert Williams

**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. 2025-005009CUA (K. YI: (628) 652-7367)  
1511 HAIGHT STREET – southwest corner of Ashbury Street; Lot 001 in Assessor's Block 1245 (District 5)– Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 719 to modify the approval of Motion No. 14221 to establish amplified live musical entertainment as a continuation of existing Nighttime Entertainment Use and to modify the conditions of approval, thereby allowing hours of operation to be 9 am to 2 am 7 days a week, within the Haight 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*  
**(Proposed for Continuance to September 18, 2025)**
  
2. 2015-012491ENV (E. WHITE: (628) 652-7557)  
SAN FRANCISCO GATEWAY PROJECT (749 TOLAND STREET AND 2000 MCKINNON AVENUE) – An approximately 17.1-acre site bounded by Kirkwood Avenue to the north, Rankin Street to the east, McKinnon Avenue to the south, and Toland Street to the west; Lot 008 in Assessor's Block 5284A, and Lot 002 in Block 5287, as well as portions of the surrounding streets and Selby Street (District 10) – **Certification of Final Environmental Impact Report (EIR)** for a project to demolish the four existing single-story buildings and construct two new multi-story buildings that would provide new production, distribution, and repair (PDR) space. Each building would be approximately 97 feet tall and would have a maximum height of 115 feet, including rooftop appurtenances. The two new buildings would total 2,160,000 gross square feet. The project would also convert Kirkwood Avenue (along the northern side of the project site, between Toland and Rankin streets) to a single-lane, eastbound one-way street; and convert a portion of McKinnon Avenue (along the southern side of the project site, between Toland and Selby streets) to a single-lane, westbound one-way street. Streetscape improvements would be implemented surrounding the project site. The project site is within a PDR-2 (Core Production, Distribution, and Repair) Zoning District and 65-J Height and Bulk District.  
**NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on October 16, 2023. 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*  
 (Continued from Regular hearing on June 26, 2025)  
**NOTE: On June 26, 2025, after a motion to continue to July 10, 2025 was rescinded by a vote of +6 -0 (McGarry absent); Continued to September 11, 2025 by a vote of +6 -0 (McGarry absent).**  
**(Proposed for Continuance to September 25, 2025)**
  
- 3a. 2015-012491ENV (G. PANTOJA: (628) 652-7380)  
SF GATEWAY PROJECT (749 TOLAND STREET AND 2000 MCKINNON AVENUE) – bounded by Toland Street to the West, Kirkwood Avenue to the North, and Rankin Street to the East, Lot 008 in Assessor's Block 5284A and Lot 002 in Block 5287 (District 10) – Request for **Adoption of Findings under the California Environmental Quality Act (CEQA)** to allow the redevelopment of approximately 17.1 acres in the Bayview neighborhood for the San Francisco Gateway Project via the establishment of the San Francisco Gateway Special Use District and incorporated San Francisco Gateway Design Standards and Guidelines. The proposal includes the demolition of

four existing Production, Distribution, and Repair (“PDR”) buildings and the construction of two mixed-use buildings up to 97 feet in height totaling 1,646,000 gross square feet in size with a mix of uses including up to 1,637,600 square feet of Production, Distribution, and Repair (PDR), Non-Retail Sales and Services, and Automotive Uses as permitted within the PDR-2 Zoning District and SF Gateway Special Use District and approximately 8,400 square feet of Retail Sales and Service Use, a total of up to 1,125 off-street parking spaces, 100 Class 1 and 16 Class 2 bicycle parking spaces, and eight showers and 48 lockers. The project site is currently located within a PDR-2 (Core Production, Distribution, and Repair) Zoning District and 65-J Height and Bulk District.

*Preliminary Recommendation: Adopt CEQA Findings*

(Continued from Regular hearing on June 26, 2025)

**NOTE: On June 26, 2025, after a motion to continue to July 10, 2025 was rescinded by a vote of +6 -0 (McGarry absent); Continued to September 11, 2025 by a vote of +6 -0 (McGarry absent).  
(Proposed for Continuance to September 25, 2025)**

- 3b. 2015-012491PCAMAP (G. PANTOJA: (628) 652-7380)  
SF GATEWAY PROJECT (749 TOLAND STREET AND 2000 MCKINNON AVENUE) – bounded by Toland Street to the West, Kirkwood Avenue to the North, and Rankin Street to the East, Lot 008 in Assessor’s Block 5284A and Lot 002 in Block 5287 (District 10) – An Ordinance, sponsored by Supervisors Walton, Engardio, Fielder, Chen, and Melgar, Board File No. 250426, that request for **Planning Code Text Amendment**, pursuant to Planning Code Section 302, to create the San Francisco Gateway Special Use District (SUD) at 749 Toland Street, Assessor’s Block 5284A, Lot 008, and 2000 McKinnon Avenue, Assessor’s Block 5287, Lot 002, which outlines permitted land uses and development controls including the San Francisco Gateway Design Standards and Guidelines; a **Zoning Map Amendment** to Zoning Maps SU10 to illustrate the San Francisco Gateway SUD and HT10 to change the Height and Bulk Zoning District from 65-J to 97-X. 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: Adopt a Recommendation for Approval*

(Continued from Regular hearing on June 26, 2025)

**NOTE: On June 26, 2025, after a motion to continue to July 10, 2025 was rescinded by a vote of +6 -0 (McGarry absent); Continued to September 11, 2025 by a vote of +6 -0 (McGarry absent).  
(Proposed for Continuance to September 25, 2025)**

- 3c. 2015-012491DVA (G. PANTOJA: (628) 652-7380)  
SF GATEWAY PROJECT DEVELOPMENT AGREEMENT (749 TOLAND STREET AND 2000 MCKINNON AVENUE) – bounded by Toland Street to the West, Kirkwood Avenue to the North, and Rankin Street to the East, Lot 008 in Assessor’s Block 5284A and Lot 002 in Block 5287 (District 10) – An Ordinance, sponsored by Supervisors Walton, Engardio, Fielder, Chen, and Melgar Board File No. 250427, to Recommend Approval of a **Development Agreement** between the City and County of San Francisco and Prologis, L.P. in association with the SF Gateway Project. The proposed Development Agreement will address delivery of public benefits related to workforce, street improvements, and Bayview small businesses.

*Preliminary Recommendation: Approve*

(Continued from Regular hearing on June 26, 2025)

**NOTE: On June 26, 2025, after a motion to continue to July 10, 2025 was rescinded by a vote of +6 -0 (McGarry absent); Continued to September 11, 2025 by a vote of +6 -0 (McGarry absent).  
(Proposed for Continuance to September 25, 2025)**

- 3d. 2015-012491CWP (G. PANTOJA: (628) 652-7380)  
SF GATEWAY PROJECT (749 TOLAND STREET AND 2000 MCKINNON AVENUE) – bounded by Toland Street to the West, Kirkwood Avenue to the North, and Rankin Street to the East, Lot 008 in Assessor’s Block 5284A and Lot 002 in Block 5287 (District 10) – Request for **Adoption of the San Francisco Gateway Special Use District’s Design Standards and Guidelines Document (DSG)**, which outlines the development controls, standards, and

guidelines specific to the SF Gateway Project. The proposed DSG articulates a vision and goals for the character of the overall project and provides specificity on aspects of building design and land use.

*Preliminary Recommendation: Adopt*

(Continued from Regular hearing on June 26, 2025)

**NOTE: On June 26, 2025, after a motion to continue to July 10, 2025 was rescinded by a vote of +6 -0 (McGarry absent); Continued to September 11, 2025 by a vote of +6 -0 (McGarry absent).**

**(Proposed for Continuance to September 25, 2025)**

- 3e. 2015-012491CUA (G. PANTOJA: (628) 652-7380)  
SF GATEWAY PROJECT (749 TOLAND STREET AND 2000 MCKINNON AVENUE) – bounded by Toland Street to the West, Kirkwood Avenue to the North, and Rankin Street to the East, Lot 008 in Assessor's Block 5284A and Lot 002 in Block 5287 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.7 (pending), 303, and 304, and Board File No. 250426 to allow the redevelopment of approximately 17.1 acres in the Bayview neighborhood with a Planned Unit Development (PUD) that consist of the demolition of four existing Production, Distribution, and Repair ("PDR") buildings and the construction of two mixed-use buildings up to 97 feet in height totaling 1,646,000 gross square feet in size with a mix of uses including up to 1,637,600 square feet of Production, Distribution, and Repair (PDR) and approximately 8,400 square feet of Retail Sales and Service Use, a total of up to 1,125 off-street parking spaces, 100 Class 1 and 16 Class 2 bicycle parking spaces, and eight showers and 48 lockers. The proposal also includes the lot line adjustment of existing property lines to dedicate approximately 3.9 acres of property to the City to align with the proposed private and public right of way street improvements. Under the Planned Unit Development, the Project seeks exceptions from the Awning (Section 136.1), Vehicular Area Screening and Greening (Section 142) and Car Share (Section 166) requirements.  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on June 26, 2025)  
**NOTE: On June 26, 2025, after a motion to continue to July 10, 2025 was rescinded by a vote of +6 -0 (McGarry absent); Continued to September 11, 2025 by a vote of +6 -0 (McGarry absent).**  
**(Proposed for Continuance to September 25, 2025)**

## 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.

4. [2025-002907CUA](#) (W. MCCALLUM: (628) 652-7338)  
2064 UNION STREET – north side between Webster and Buchanan Streets; Lot 013 in Assessor's Block 0532 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 725 to convert an existing office space on the second floor to a new Massage Establishment use (d.b.a. Regent Thai Massage) within the Union Street NCD (Neighborhood Commercial District), Family and Senior 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*
5. [2025-005678PCA](#) (V. FLORES: (628) 652-7525)  
DEVELOPMENT IMPACT FEES FOR RESIDENTIAL DEVELOPMENT PROJECTS [BOARD FILE NO. 250657] – **Planning and Building Code Amendments** – An ordinance, sponsored by Supervisor Mahmood, to amend the Building and Planning Codes to comply with California Government Code, Section 66007, by postponing the collection of development impact fees for designated residential development projects to the date of first certificate of occupancy or first temporary certificate of occupancy, whichever occurs first; 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

6. [2025-006257PCA](#) (V. FLORES: (628) 652-7525)  
**ACCESSORY DWELLING UNIT FEE DEFERRAL [BOARD FILE NO. 250718] – Planning and Building Code Amendments** – An ordinance, sponsored by Supervisor Engardio, to amend the Planning and Building Codes to allow project sponsors to defer payment of certain fees for Accessory Dwelling Units; 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.  
*Preliminary Recommendation: Adopt a Recommendation for Approval with Modification of Anticipated Amendments*
  
7. [2019-017022CUA-02](#) (G. PANTOJA: (628) 652-7380)  
**2839 24TH STREET** – southeast corner of Bryant Street; Lot 030 in Assessor’s Block 4267 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 145.4, 207.3, 303, and 763 to extend, for a term of three years, the Conditional Use Authorization (No. 2019-017022CUA) approved under Motion No. 20799 for the legalization of an unauthorized dwelling unit at the ground floor of existing two-story mixed-use building for a total of four dwelling units. 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*

## C. COMMISSION MATTERS

8. LAND ACKNOWLEDGEMENT
  
9. CONSIDERATION OF ADOPTION:
  - [Draft Minutes for July 17, 2025 – Joint Hearing – Rec and Park](#)
  - [Draft Minutes for July 17, 2025 – Regular Hearing](#)
  - [Draft Minutes for July 24, 2025 – Regular Hearing](#)
  
10. COMMISSION COMMENTS/QUESTIONS
  - Inquiries/Announcements: Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas: At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

## D. DEPARTMENT MATTERS

11. DIRECTOR’S ANNOUNCEMENTS
  
12. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION

## E. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. When the number of speakers exceed the 15-minute limit, General Public Comment may be moved to the end of the Agenda.



## 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.

- 13a. [2019-017622DNX](#) (J. VIMR: (628) 652-7319)  
570 MARKET STREET – north side between Sutter Street and Montgomery Street; Lot 013 in Assessor's Block 0291 (District 3) – Request for **Downtown Large Project Authorization** pursuant to Planning Code Sections 309 with exception from requirements for interior lot setbacks under Section 132.1, for off-street freight loading spaces under Sections 152.1 and 161, and for off-street tour bus loading spaces under Section 162 to allow the construction of a 29-story, approximately 300-foot-tall building for a Hotel use. The new building would provide approximately 3,400 gross square feet of retail space on the ground floor and mezzanine levels fronting Market Street and an approximately 123,000-square-foot hotel space that would accommodate approximately 211 guest rooms. The project site is in a C-3-O (Downtown Office) Zoning District, Priority Equity Geographies SUD (Special Use District), and 300-S Height and Bulk District. The Planning Department issued a preliminary mitigated negative declaration pursuant to 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 July 10, 2025)  
**Note: On May 1, 2025, after hearing and closing public comment; continued to July 10, 2025 by a vote of +5 -2 (Campbell and McGarry against). On July 10, 2025, without hearing, continued to September 11, 2025 by a vote of +7 -0.**
- 13b. [2019-017622CUA](#) (J. VIMR: (628) 652-7319)  
570 MARKET STREET – north side between Sutter Street and Montgomery Street; Lot 013 in Assessor's Block 0291 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303, to allow the construction of a 29-story, approximately 300-foot-tall building for a Hotel use. The new building would provide approximately 3,400 gross square feet of retail space on the ground floor and mezzanine levels fronting Market Street and an approximately 123,000-square-foot hotel space that would accommodate approximately 211 guest rooms. The project site is in a C-3-O (Downtown Office) Zoning District, Priority Equity Geographies SUD (Special Use District), and 300-S Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on July 10, 2025)  
**Note: On May 1, 2025, after hearing and closing public comment; continued to July 10, 2025 by a vote of +5 -2 (Campbell and McGarry against). On July 10, 2025, without hearing, continued to September 11, 2025 by a vote of +7 -0.**
- 13c. [2019-017622VAR](#) (J. VIMR: (628) 652-7319)  
570 MARKET STREET – north side with rear frontage along Sutter Street (a through lot); Lot 013 in Assessor's Block 0291 (District 3) – Request for **Variance** from the Zoning Administrator to consider a further height exemption for the elevator penthouse pursuant to Section 260(b)(1)(B). Such exemptions are normally limited to 16 feet above the height limit, but the Zoning Administrator may, after conducting a public hearing, grant a further height exemption for the penthouse to the extent they determine such an exemption is required to meet state or federal laws or regulations. The project site is in a C-3-O (Downtown Office) Zoning District, Priority Equity Geographies SUD (Special Use District), and 300-S Height and Bulk District.  
 (Continued from Regular hearing on July 10, 2025)  
**Note: On May 1, 2025, Zoning Administrator closed the public hearing and continued to July 10, 2025. On July 10, 2025, without hearing, continued to September 11, 2025.**
- 14a. [2021-005878GPA](#) (L. CHEN: (628) 652-7422)  
FAMILY ZONING PLAN – **General Plan Amendments** – Ordinance, initiated by Planning Commission Resolution No. 21784, amending the General Plan to revise the Urban Design Element, Commerce and Industry Element,

Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; 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 340.

*Preliminary Recommendation: Adopt a Recommendation of Approval*

14b. [2021-005878MAP](#) (L. CHEN: (628) 652-7422)

**FAMILY ZONING PLAN [BOARD FILE NO. 250700] – Zoning Map Amendments** – Ordinance, introduced by Mayor Lurie, Supervisor Sauter, Supervisor Mahmood, and Supervisor Dorsey amending the Planning Code and amending Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

*Preliminary Recommendation: Adopt a Recommendation of Approval with Modifications*

14c. [2021-005878PCA](#) (L. CHEN: (628) 652-7422)

**FAMILY ZONING PLAN [BOARD FILE NO. 250701] – Planning Code Text Amendments** – Ordinance, introduced by Mayor Lurie, amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit certain Legacy Businesses to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, and 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to



the Coastal Commission upon enactment; delegating authority for review and approval of Housing Choice-San Francisco projects to the Planning Director; 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 making public necessity, convenience, and welfare findings under Planning Code, Section 302.

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## ADJOURNMENT

## HEARING PROCEDURES

The Planning Commission holds public hearings regularly, on most Thursdays. The [full hearing schedule](#) for the calendar year and the [Commission Rules & Regulations](#) may be found online at [sfplanning.org](http://sfplanning.org).

Public Comments: Persons attending a hearing may comment on any scheduled action item.

- ❖ When speaking before the Commission, please note the time. Speakers will hear two alarms. The first soft sound indicates the speaker has 30 seconds remaining. The second louder sound indicates that the speaker's opportunity to address the Commission has ended.

Sound-Producing Devices Prohibited: The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers, and similar sound-producing electronic devices at and during public meetings).

For most cases (CU's, PUD's, 309's, etc.) that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue(s) by the Director or a member of the staff.
2. A presentation of the proposal by the Project Sponsor(s) team (includes sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed 10 minutes, unless a written request for extension not to exceed a total presentation time of 15 minutes is received at least 72 hours in advance of the hearing, through the Commission Secretary, and granted by the President or Chair.
3. A presentation of opposition to the proposal by organized opposition for a period not to exceed 10 minutes (or a period equal to that provided to the project sponsor team) with a minimum of three (3) speakers. The intent of the 10 min block of time provided to organized opposition is to reduce the number of overall speakers who are part of the organized opposition. The requestor should advise the group that the Commission would expect the organized presentation to represent their testimony, if granted. Organized opposition will be recognized only upon written application at least 72 hours in advance of the hearing, through the Commission Secretary, the President or Chair. Such application should identify the organization(s) and speakers.
4. Public testimony from proponents of the proposal: An individual may speak for a period not to exceed three (3) minutes.
5. Public testimony from opponents of the proposal: An individual may speak for a period not to exceed three (3) minutes.
6. Director's preliminary recommendation must be prepared in writing.
7. Action by the Commission on the matter before it.
8. In public hearings on Draft Environmental Impact Reports, all speakers will be limited to a period not to exceed three (3) minutes.
9. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
10. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair.
11. A motion to approve; approve with conditions; approve with amendments and/or modifications; disapprove; or continue to another hearing date, if seconded, shall be voted on by the Commission.

Every Official Act taken by the Commission must be adopted by a majority vote of all members of the Commission, a minimum of four (4) votes. A failed motion results in the disapproval of the requested action unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

For Discretionary Review cases that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation by the DR Requestor(s) team (includes Requestor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed five (5) minutes for each requestor.
3. Testimony by members of the public in support of the DR would be up to three (3) minutes each.
4. A presentation by the Project Sponsor(s) team (includes Sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period up to five (5) minutes but could be extended for a period not to exceed 10 minutes if there are multiple DR requestors.
5. Testimony by members of the public in support of the project would be up to three (3) minutes each.
6. DR requestor(s) or their designees are given two (2) minutes for rebuttal.
7. Project sponsor(s) or their designees are given two (2) minutes for rebuttal.
8. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

The Commission must Take DR in order to disapprove or modify a building permit application that is before them under Discretionary Review. A failed motion to Take DR results in a Project that is approved as proposed.

## HEARING MATERIALS

**Advance Submissions:** To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 49 South Van Ness Ave, 14th Floor, by 5:00 p.m. and should include fifteen (15) hardcopies and a PDF copy must be provided to the staff planner. Correspondence submitted to the Planning Commission after eight days in advance of a hearing must be received by the Commission Secretary no later than the close of business the day before a hearing for it to become a part of the public record for any public hearing.

Correspondence submitted to the Planning Commission on the same day, must be submitted at the hearing directly to the Planning Commission Secretary. Please provide ten (10) copies for distribution. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission must include a copy to the [Commission Secretary](#) for it to become a part of the public record.

These submittal rules and deadlines shall be strictly enforced, and no exceptions shall be made without a vote of the Commission.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Planning Commission, 49 South Van Ness Ave, 14th Floor, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

## APPEALS

The following is a summary of appeal rights associated with the various actions that may be taken at a Planning Commission hearing.

*Table 1- Case types and number of days in which to appeal.*

Case Type	Case Suffix	Appeal Period *	Appeal Body
Office Allocation	OFA (B)	15 calendar days	Board of Appeals **
Conditional Use Authorization and Planned Unit Development	CUA (C)	30 calendar days	Board of Supervisors
Building Permit Application (Discretionary Review)	DRP/DRM (D)	15 calendar days	Board of Appeals
EIR Certification	ENV (E)	30 calendar days	Board of Supervisors
Coastal Zone Permit	CTZ (P)	15 calendar days	Board of Appeals
Planning Code Amendments by Application	PCA (T)	30 calendar days	Board of Supervisors
Variance (Zoning Administrator action)	VAR (V)	10 calendar days	Board of Appeals
Large Project Authorization in Eastern Neighborhoods	LPA (X)	15 calendar days	Board of Appeals
Permit Review in C-3 Districts, Downtown Residential Districts	DNX (X)	15-calendar days	Board of Appeals
Zoning Map Change by Application	MAP (Z)	30 calendar days	Board of Supervisors

\* Appeals of Planning Commission decisions on Building Permit Applications (Discretionary Review) must be made within 15 days of the date the building permit is issued/denied by the Department of Building Inspection (not from the date of the Planning Commission hearing). Appeals of Zoning Administrator decisions on Variances must be made within 10 days from the issuance of the decision letter.

\*\* An appeal of a Certificate of Appropriateness or Permit to Alter/Demolish may be made to the Board of Supervisors if the project requires Board of Supervisors approval or if the project is associated with a Conditional Use Authorization appeal. An appeal of an Office Allocation may be made to the Board of Supervisors if the project requires a Conditional Use Authorization.

For more information regarding the Board of Appeals process, please contact the [Board of Appeals](#) at (628) 652-1150. For more information regarding the Board of Supervisors process, please contact the [Clerk of the Board of Supervisors](#) at (415) 554-5184 or [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org).

Assembly Bill 1114 regulates review of post entitlement phase permits. Post entitlement phase permits include building permits for housing development projects (construction of one unit or more). Post entitlement phase permits may not be appealed unless the appeal is filed by the applicant.

## CHALLENGES

Pursuant to Government Code Section 65009, if you challenge, in court, 1) the adoption or amendment of a general plan; 2) the adoption or amendment of a zoning ordinance; 3) the adoption or amendment of any regulation attached to a specific plan; 4) the adoption, amendment or modification of a development agreement; or 5) the approval of a variance, conditional-use authorization, or any permit; you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing.

## CEQA APPEAL RIGHTS UNDER CHAPTER 31 OF THE SAN FRANCISCO ADMINISTRATIVE CODE

If the Commission's action on a project constitutes the Approval Action for that project (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA determination prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. This appeal is separate from and in addition to an appeal of an action on a project. Typically, an appeal must be filed within 30 calendar days of the Approval Action for a project that has received an exemption or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and [can be obtained online](#). Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

## PROTEST OF FEE OR EXACTION

You may protest any fee or exaction subject to Government Code Section 66000 imposed as a condition of approval in accordance with Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

The Planning Commission's approval or conditional approval of the development subject to the challenged fee or exaction as expressed in its Motion, Resolution, or Discretionary Review Action or the Zoning Administrator's Variance Decision Letter will serve as Notice that the 90-day protest period under Government Code Section 66020 has begun.

## PROPOSITION F

Under Campaign and Governmental Conduct Code Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision or any appeal to another City agency from that decision has been resolved. The [San Francisco Ethics Commission](#) has more information about this restriction.

## SAN FRANCISCO LOBBYIST ORDINANCE

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the [San Francisco Ethics Commission](#) at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, by phone (415) 252-3100 or fax (415) 252-3112.