SAN FRANCISCO
PLANNING COMMISSION
AND
COMMISSION

Notice of Joint 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, December 3, 2026
10:00 a.m.
Special Meeting

PLANNING COMMISSION:	President:	Amy Campbell
	Vice-President:	Joel Koppel
	Commissioners	Malea Chavez, Mike Chen, Elizabeth Macdonald, Sean McGarry, Lydia So
RECREATION AND PARK COMMISSION:	President:	Kat Anderson
	Vice-President:	Joe Hallisy
	Commissioners:	Sonya Clark-Herrera, Vanita Louie, Larry Mazzola Jr., Meredith Williams, Carey Wintroub

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 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. 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. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

TRANSIT: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N (exit at Civic Center or Van Ness stations). MUNI bus routes serving the area are the 5, 5R, 6, 7, 9, 9R, 19 and 49. For information regarding MUNI accessible services call 311 within the city or (415) 701-2311 outside of San Francisco.

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 at least 48 hours in advance of the hearing to help ensure availability.

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.

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 at least 48 hours in advance of the hearing.

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 Pagpaplano. 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.

Tiếng Việt: Lịch Họp của Ủy Ban. Để được hỗ trợ ngôn ngữ hoặc yêu cầu Thiết Bị Hỗ Trợ Nghe, vui lòng gọi số (628) 652-7589. Vui lòng gọi ít nhất 48 giờ trước phiên điều trần.

ROLL CALL:

PLANNING COMMISSION:	President:	Amy Campbell
	Vice-President:	Joel Koppel
	Commissioners:	Malea Chavez, Mike Chen, Elizabeth Macdonald, Sean McGarry, Lydia So
RECREATION & PARK COMMISSION:	President:	Kat Anderson
	Vice-President:	Joe Hallisy
	Commissioners:	Sonya Clark-Herrera, Vanita Louie, Larry Mazzola Jr., Meredith Williams, Carey Wintroub

A. SPECIAL CALENDAR

NOTE: The Joint Commissions will hold one public hearing for the public to provide testimony on all items listed below. Following the public hearing, the Planning Commission will consider certification of the EIR, then Recreation and Park Commission will act jointly with the Planning Commission to consider raising the cumulative shadow limit for Civic Center Plaza, followed by Recreation and Park Commission consideration of Shadow Impacts. Following action on those items, the Recreation and Park Commission will adjourn, and the Planning Commission will remain in session to separately consider action on all other entitlements.

1. 2020-006887ENV (S. GEORGE: (628) 652-7558)
FREEDOM WEST PROJECT (710 MCALLISTER STREET) – the 10.37 acre project site is area generally bounded by Gough Street to the east, Golden Gate Avenue to the north, Laguna Street to the west, Fulton Street to the south and bisected by McAllister Street: Lots 023, 024, and 025 in Assessor's Parcel Block No. 0783, and Lot 029 in Assessor's Parcel Block No. 0770 (District 5). **Certification of the Final Environmental Impact Report (EIR)** for the proposed project that would demolish the 22 existing low-rise buildings for the construction of a 15-building mixed-use development. Heights of the new buildings would range between 85 and 335 feet. The project proposes the replacement of 267 existing co-op housing units, the addition of approximately 2,126 additional housing units, the option for a 150-room hotel, approximately 68,600 GSF commercial use and 14,800 GSF cultural/institutional/educational uses, up to 1,640 parking spaces and, 1,732 bicycle parking spaces. The privately-owned site would also provide publicly accessible open space, and a mix of residential, shared, and private open spaces. It would also provide enhanced connectivity throughout the site, including a new Octavia North and improved pedestrian connectivity along Octavia Boulevard, new bicycle and pedestrian facilities, and new vehicular passenger loading. The project variant would allow for up to 150 hotel rooms to be located on parcel SE-A or parcel SE-C, or for construction of up to 2,393 housing units if no hotel is constructed. The subject site is currently within the RTO-1 Residential Transit Oriented Zoning Districts and 40-X and 50-X Height and Bulk Districts, which would be subject to a new special use district to establish specific land use controls for the project site.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on February 27, 2026. Public comment will be received when the item is called during the hearing. However, comments submitted will not be included in Final EIR.
Preliminary Recommendation: Certify
(Planning Commission Action Only)

2a. 2020-006887SHD (P. RACE: (628) 652-7461)
FREEDOM WEST PROJECT (710 MCALLISTER STREET) – the area generally bounded by Gough Street to the east, Golden Gate Avenue to the north, Laguna Street to the west, Fulton Street to

the south and bisected by McAllister Street: Lots 023, 024, and 025 in Assessor's Parcel Block No. 0783, and Lot 029 in Assessor's Parcel Block No. 0770. **Discussion and possible Joint Action by the Planning Commission and Recreation and Park Commission to raise the cumulative shadow limit for Civic Center Plaza, pursuant to the jointly-approved Planning Code Section 295 (the Sunlight Ordinance) Implementation Memo adopted in 1989, in order to accommodate new shadow cast by the proposed Freedom West project.** The project proposes to demolish the 22 existing low-rise buildings for the construction of a 15-building mixed-use development. Heights of the new buildings would range between 85 and 335 feet. The project proposes up to 2,393 housing units including the replacement of 267 co-op units, an option for a 150-room hotel, 68,600 GSF commercial use and 14,800 GSF cultural/institutional/educational uses, up to 1,640 parking spaces and, 1,732 bicycle parking spaces. The 10.37-acre privately-owned site would also provide publicly accessible open space, and a mix of residential, common and private open space. It will also provide enhanced connectivity throughout the site, including a new Octavia North and improved pedestrian connectivity along Octavia Boulevard, new bicycle and pedestrian facilities, and new vehicular passenger loading.
Preliminary Recommendation: Raise Cumulative Shadow Limit
(Planning Commission and Recreation and Park Commission Joint Action)

2b. 2020-006887SHD (K. KALCHMAYR: (628) 652-6601)
FREEDOM WEST PROJECT (710 MCALLISTER STREET) – the area generally bounded by Gough Street to the east, Golden Gate Avenue to the north, Laguna Street to the west, Fulton Street to the south and bisected by McAllister Street: Lots 023, 024, and 025 in Assessor's Parcel Block No. 0783, and Lot 029 in Assessor's Parcel Block No. 0770 – **Discussion and possible action by the Recreation and Park Commission to adopt a resolution recommending to the Planning Commission regarding whether or not the new shadow cast by the proposed Freedom West project will have a significant adverse impact on the use of Buchanan Mall, Margaret Hayward Playground, Jefferson Square Park, and Civic Center Plaza, as required by Planning Code Section 295 (the Sunlight Ordinance).** Specifics for the Freedom West project are detailed above.
(Recreation and Park Commission Action Only)

NOTE: FOLLOWING ITEMS 1, 2A and 2B, THE RECREATION AND PARK COMMISSION WILL ADJOURN, AND THE PLANNING COMMISSION WILL REMAIN IN SESSION TO SEPARATELY CONSIDER THE FOLLOWING ITEMS.

3a. 2020-006887ENV (P. RACE: (628) 652-7461)
FREEDOM WEST PROJECT (710 MCALLISTER STREET) – the area generally bounded by Gough Street to the east, Golden Gate Avenue to the north, Laguna Street to the west, Fulton Street to the south and bisected by McAllister Street: Lots 023, 024, and 025 in Assessor's Parcel Block No. 0783, and Lot 029 in Assessor's Parcel Block No. 0770 (District 5) – Request for **Adoption of Findings and Statement of Overriding Considerations under the California Environmental Quality Act (CEQA)** for the Freedom West Project that would demolish the 22 existing low-rise buildings for the construction of a 15-building mixed-use development. Heights of the new buildings would range between 85 and 335 feet. The project proposes the replacement of 267 existing co-op housing units, the addition of approximately 2,126 additional housing units, the option for a 150-room hotel, approximately 68,600 GSF commercial use and 14,800 GSF cultural/institutional/educational uses, up to 1,640 parking spaces and, 1,732 bicycle parking spaces. The privately-owned site would also provide publicly accessible open space, and a mix of residential, shared, and private open spaces. It would also provide enhanced connectivity throughout the site, including a new Octavia North and improved pedestrian connectivity along Octavia Boulevard, new bicycle and pedestrian facilities, and new vehicular passenger loading. The project variant would allow for up to 150 hotel rooms to be located on parcel SE-A or parcel

SE-C, or for construction of up to 2,393 housing units if no hotel is constructed. The subject site is currently within the RTO-1 (Residential Transit Oriented) Zoning District and 40-X and 50-X Height and Bulk Districts, which would be subject to a new special use district to establish specific land use controls for the project site.
Preliminary Recommendation: Adopt CEQA Findings and Statement of Overriding Considerations
(Planning Commission Action Only)

3b. 2020-006887SHD (P. RACE: (628) 652-7461)
FREEDOM WEST PROJECT (710 MCALLISTER STREET) – the area generally bounded by Gough Street to the east, Golden Gate Avenue to the north, Laguna Street to the west, Fulton Street to the south and bisected by McAllister Street: Lots 023, 024, and 025 in Assessor's Parcel Block No. 0783, and Lot 029 in Assessor's Parcel Block No. 0770 – Request for **Adoption of Shadow Findings** pursuant to Planning Code Section 295, that the net new shadow cast by the proposed project will not have a significant adverse impact on the use of Buchanan Street Mall, Margaret Hayward Playground, Jefferson Square Park, and Civic Center Plaza, four (4) properties under the jurisdiction of the Recreation and Park Department. Specifics for the Freedom West Project are detailed above.
Preliminary Recommendation: Adopt Findings
(Planning Commission Action Only)

3c. 2020-006887GPA (P. RACE: (628) 652-7461)
FREEDOM WEST PROJECT (710 MCALLISTER STREET) – the area generally bounded by Gough Street to the east, Golden Gate Avenue to the north, Laguna Street to the west, Fulton Street to the south and bisected by McAllister Street: Lots 023, 024, and 025 in Assessor's Parcel Block No. 0783, and Lot 029 in Assessor's Parcel Block No. 0770 – Request for **Amendments to the General Plan**. Ordinance amending the General Plan to revise the Urban Design Element, the Land Use Index and the Market and Octavia Area Plan to reflect the Freedom West Project. On September 3, 2026, the Planning Commission recommended initiation of the General Plan Amendments, per Planning Commission Resolution No. 21951. Commission action would also make 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 340.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Planning Commission Action Only)

3d. 2020-006887PCA (P. RACE: (628) 652-7461)
FREEDOM WEST PROJECT (710 MCALLISTER STREET) – the area generally bounded by Gough Street to the east, Golden Gate Avenue to the north, Laguna Street to the west, Fulton Street to the south and bisected by McAllister Street: Lots 023, 024, and 025 in Assessor's Parcel Block No. 0783, and Lot 029 in Assessor's Parcel Block No. 0770 – Request for **Planning Code Text Amendments** [Board File No. 261146]. Ordinance sponsored by Mayor Lurie and Supervisor Mahmood to amend the Planning Code by establishing a new: (1) Freedom West Mixed-Use Zoning District, (2) new Height and Bulk Districts and (3) Special Use District (SUD) for the Freedom West Project. The Freedom West SUD would modify specific Planning Code requirements related to permitted uses, building standards, dwelling unit exposure, off-street parking, open space, off-street loading, signage and would establish review procedures for phase approvals and building permits for the Freedom West Project. The SUD would also incorporate by reference a proposed "Design Standards and Guidelines" document for the Freedom West Project that provides specificity on land use, open space, streets and streetscapes, parking and loading, buildings, lighting, and signage. The subject site is currently within the RTO-1 (Residential Transit Oriented) Zoning District and 40-X and 50-X Height and Bulk Districts. Commission action would also make 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: Adopt a Recommendation for Approval
(Planning Commission Action Only)

3e. 2020-006887MAP (P. RACE: (628) 652-7461)
FREEDOM WEST PROJECT (710 MCALLISTER STREET) – the area generally bounded by Gough Street to the east, Golden Gate Avenue to the north, Laguna Street to the west, Fulton Street to the south and bisected by McAllister Street: Lots 023, 024, and 025 in Assessor's Parcel Block No. 0783, and Lot 029 in Assessor's Parcel Block No. 0770 – Request for **Zoning Map Amendment** [Board File No. 261146]. Ordinance sponsored by Mayor Lurie and Supervisor Mahmood to amend: (1) Zoning Use District Map No. ZN02 from RTO-1 to Freedom West Mixed-Use District (FW-MU), (2) Height Map HT02 from 40-X, 50-X to OS, 85-X, 105-X, 165-X, 185-X, 225-X and 335-X Height and Bulk Districts, (3) Sectional Map SU02 to create a new Freedom West Special Use District. These amendments to the Zoning Use District Map, Height and Bulk District Use Map and Special Use District Map would support the Freedom West Project. Commission action would also make 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: Adopt a Recommendation for Approval
(Planning Commission Action Only)

3f. 2020-006887DVA (P. RACE: (628) 652-7461)
FREEDOM WEST PROJECT (710 MCALLISTER STREET) – the area generally bounded by Gough Street to the east, Golden Gate Avenue to the north, Laguna Street to the west, Fulton Street to the south and bisected by McAllister Street: Lots 023, 024, and 025 in Assessor's Parcel Block No. 0783, and Lot 029 in Assessor's Parcel Block No. 0770. – Request to Adopt a Recommendation of Approval of a **Development Agreement** [Board File No. 261144]. Ordinance sponsored by Mayor Lurie and Supervisor Mahmood to approve a Development Agreement between the City and County of San Francisco and MacFarlane Partners in association with the Freedom West Project. The proposed Development Agreement will address project phasing, development phase approval procedures, delivery of public realm improvements, and public benefits on topics including affordable housing, transportation improvements, infrastructure improvements, and publicly accessible private open space.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Planning Commission Action Only)

3g. 2020-006887CWP (P. RACE: (628) 652-7461)
FREEDOM WEST PROJECT (710 MCALLISTER STREET) – the area generally bounded by Gough Street to the east, Golden Gate Avenue to the north, Laguna Street to the west, Fulton Street to the south and bisected by McAllister Street: Lots 023, 024, and 025 in Assessor's Parcel Block No. 0783, and Lot 029 in Assessor's Parcel Block No. 0770.– Request for Approval of the Freedom West Special Use District **Design Standards and Guidelines Document (DSG)**, which outlines the development controls, standards, and guidelines specific to the Freedom West Project. The proposed DSG articulates a vision and goals for the character of the overall project, and provides specificity on aspects of land use, open space, streets and streetscapes, parking and loading, buildings, lighting, and signage.
Preliminary Recommendation: Approval
(Planning Commission Action Only)

ADJOURNMENT