San Francisco Planning

Office of the City Administrator
Carmen Chiu, City Administrator

South of Market (SOMA)
Community Advisory Committee

Draft Minutes

Monday,
December 15, 2025
5:30pm to 7:00pm

49 South Van Ness Avenue,

14th Floor, Room 1411

San Francisco, CA 94103

Meeting inquiries can be made to Mariah.Chinchilla@sfgov.org

Meeting Calendar is available on the Planning Department website.

Ramaytush Ohlone Acknowledgement

This advisory body 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, 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.

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).

Privacy Policy

Personal information that is provided in communications to the Planning Department, or this advisory body, is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance and is publicly accessible. **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 or its advisory bodies. 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/or advisory body may appear on the Department's website or in other public documents that members of the public may inspect or copy.

Language Assistance

ESPAÑOL: Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al 628.652.7616. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

中文: 歷史保護委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電 628.652.7616。請在聽證會舉行之前的至少48個小時提出要求。

FILIPINO: Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa 628.652.7616. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

РУССКИЙ: За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру 628.652.7616. 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 628.652.7616. Vui lòng gọi ít nhất 48 giờ trước phiên điều trần.

Accessible Meeting Information

LOCATION: 49 South Van Ness Avenue, San Francisco, CA 94103 is a public building and is wheelchair accessible.

TRANSIT: The closest transit stops are at Market Street and Van Ness Avenue, and on Mission Street between 11th Street and South Van Ness Avenue. MUNI lines serving the location are the 7 Haight / Noriega, 9 San Bruno, 9R San Bruno Rapid, 14 Mission, 14R Mission Rapid, 49 Van Ness/Mission, and the F Market & Wharves line. Accessible MUNI Metro lines for the Van Ness Station are the J, K, M, and N. For more information about MUNI accessible services, call (415) 923-6142.or call 311.

PARKING: Accessible curbside parking has been designated at points along South Van Ness Avenue and Mission Street. The closest public parking option is 1455 Market Garage (Propark) on 11th Street between Market Street and Mission Street. 49 South Van Ness can be accessed from the 11th Street entrance (wheelchair accessible).

DISABILITY ACCOMMODATIONS: To obtain a disability-related modification or accommodation, including auxiliary aids or services, to participate in the meeting, please contact SF Planning Department's ADA Coordinator, Candace SooHoo, at 628.652.7616 or candace.soohoo@sfgov.org at least 72 hours in advance of the meeting 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 meetings or hearings.

Agenda

Order of Business

1. Call to Order, Roll Call, Administration – 5:30 pm to 5:40 pm

- Rob Jaques, Chair, Seat 2 PRESENT
- Lex Montiel, Vice Chair, Seat 8 ABSENT
- Leah Edwards, Seat 7 (Lay-AH) PRESENT
- Jane Weil, Seat 6 PRESENT

2. Approval of Minutes from Previous Meetings – 5:40 pm to 5:45 pm

- Approve minutes 10/24/2023, 12/12/2023, 3/26/2024, 6/11/2024 and 9/10/2024, 12/10/24, 03/11/2025 and 6/10/25
- NO QUORUM
- UPDATE FROM MADISON – Reduce the number of seats, reduce requirements for qualifications. Changes to duties due to state law. Prop E Taskforce did not choose to take up changes for their package
- LEAH = Was there a recommendation to consolidate this CAC with the SOMA Stabilization
- MADISON = Reheard in February
- JANE = We talked about this before combining with SOMA Stabilization, when there was too much money to distribute
- MADISON = I am unaware of any ideas or proposals, but we will work with Mariah at Planning to share updates as we have them

3. Report from the City Agencies – 5:45 pm to 6:15 pm

- Recreation and Park Department – Kerstin Kalchmayr
- LEAH = Pause on Rachele Sullivan Park due to lower/none impact fees and is the only park delayed across the city. Money was available but allocated to Gene Friend acquisition.
- KERSTIN = Yes, unfortunately we could not predict the lack of impact fees, but this is a Park priority because it is shovel ready
- JANE = 1133 Mission is still on the acquisition list, would be a great mini park for the community in the surrounding area
- Department of Public Works – Michelle Woo
- LEAH = Does the public have an opportunity to provide input on contractors. There have been a lot of issues with notice on Folsom / small business owner came to a destroyed basement ceiling, other cars and vehicles have been towed with no notice. We have noticed the Mayors and Supervisor's office.
- MICHELLE = we are trying to make improvements to a 3 week lookahead, and community should have access to the project management
- LEAH = is Howard a moderate or Major impact project? It should be upgraded to High Impact
- MICHELLE = Unaware of what its category but will take the feedback and this questions it back to the team. But we are trying to finish Folsom by Summer this project has faced difficulties, the contractor has been "jumping around" with limited or no notice, and the project team is aware and trying to improv
- MICHELLE = Minna/Natoma facing challenges due to First Thursdays, and basements extend out into the streets
- SF Municipal Transit Authority – Alan Uy
- LEAH = Was the number of trees removed changed on Folsom?
- ALAN = No, we have a public hearing every time we propose to tree removal. We were able to retain 10 trees more than the original plan.
- LEAH = With the timeline change, from less than 2 years to now almost 3 on Folsom it seems as though the impact category should have changed to Major
- ALAN = Yes, Michelle and I will take this back to the team

4. SOMA Expenditure Plan – 6:15 pm to 6:30 pm

- Mat Snyder, Planning Department

5. Review 2026 Meeting Schedule – 6:30 pm to 6:45 pm

- Mariah Chinchilla, Planning Department
- Jane switched to HP Seat
- Rob switched to Transit

6. General Public Comment – 6:45 pm to 7:00 pm

At this time, members of the public may address the Citizens Advisory Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee but do not appear on the agenda. With respect to agenda items, the public will be given an opportunity to address the Committee when the item is reached in the meeting. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a committee from taking action or discussing any item not appearing on the posted agenda,

including those items raised at Public Comment. In response to public comment on an item that is not on the agenda, the Committee is limited to:

- Briefly responding to statements made or questions posed by members of the public, or
- Requesting staff to report back on a matter at a subsequent meeting, or
- Directing staff to place the item on a future agenda (Government Code Section 54954.2(a).

7. Adjournment