



## YOUTH COMMISSION MEMORANDUM

**TO: Board of Supervisors**

**CC:** John Carroll, Assistant Clerk  
Angela Calvillo, Clerk of the Board  
Alisa Somera, Legislative Deputy Director

**FROM:** 2025-2026 Youth Commission

**DATE:** Thursday, December 4, 2025

**RE:** SUBJECT: YOUTH COMMISSION LEGISLATION REFERRED 12/04/25

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At its in-person meeting on Monday, December 1, 2025 the Youth Commission discussed and took action on BOS File No. 250700 and 250701:

1. The Youth Commission positively recommends this piece of legislation to the full Board of Supervisors and Mayor's Office.
2. The Youth Commission recognizes the need for additional housing units in San Francisco and we need to find the balance to support small businesses across the city who may be impacted by new housing construction. They understand the city needs to meet state requirements to build housing and construct affordable housing units for low-income families living in the city.
3. The Youth Commission expresses the need for housing access for families, youth, and educators.
4. The Youth Commission acknowledges that restrictive zoning has prevented people from living in the City, including youth, families, and essential workers.
5. The Youth Commission also inquired about the following:
  - Needing clarification for construction impacts and how the building of additional housing could disrupt residents.
  - Continuing to refine certain parts of the plan to better meet the needs of people and businesses.
  - Seeing the different effects to rent control housing across the City and ensuring there are tenant protections.

Youth Commission  
City Hall ~ Room 345  
1 Dr. Carlton B. Goodlett Place



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- Further action to address concerns around affordability, small business support, and the impacts of major citywide development.
- 6. The Youth Commission appreciates the requirement of family-sized housing and allows for increased development.
- 7. The Youth Commission hopes with the zoning plan in place, it will welcome more families to move to San Francisco with better access to public infrastructure like transit and parks.

Please do not hesitate to contact Youth Commissioners or Youth Commission staff (415) 554-6446 with any questions. Thank you.

BOARD of SUPERVISORS



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1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
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## MEMORANDUM

TO: Youth Commission

FROM: John Carroll, Assistant Clerk,  
Land Use and Transportation Committee

DATE: October 6, 2025

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

The Board of Supervisors has received the following, which at the request of the Youth Commission is being referred as per Charter Section 4.124 for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

**File No. 250701**

**Ordinance 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 businesses displaced by new construction 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, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, 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; 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.

Please return this cover sheet with the Commission's response to John Carroll, Assistant Clerk, Land Use and Transportation Committee at [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

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RESPONSE FROM YOUTH COMMISSION      Date: 12/04/2025

☐ No Comment

☒ Recommendation Attached

*Gabriele Listana*  
Chairperson, Youth Commission

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The Board of Supervisors has received the following, which at the request of the Youth Commission is being referred as per Charter Section 4.124 for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

**File No. 250700**

**Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the 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.**

Please return this cover sheet with the Commission's response to John Carroll, Assistant Clerk, Land Use and Transportation Committee at [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

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RESPONSE FROM YOUTH COMMISSION      Date: 12/04/2025

☐ No Comment

☒ Recommendation Attached

*Gabrilie Listana*  
Chairperson, Youth Commission