



November 30, 2023

Ms. Angela Calvillo, Clerk  
Honorable Supervisor Mandelman  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2023-010508PCA:  
Housing Production- Duplicated File  
Board File No. 231142

Planning Commission Recommendation: **Approval with Modification**

Dear Ms. Calvillo and Supervisor Mandelman,

On November 30, 2023, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, originally introduced by Mayor Breed but duplicated and amended for Supervisor Mandelman, sunsetting the Conditional Use requirements established by the Corona Heights Large Residence and the Central Neighborhoods Large Residence Special Use Districts at the end of 2024, and thereafter limiting the size of any Dwelling Units resulting from residential development in those Special Use Districts to 3,000 square feet of Gross Floor Area. At the hearing the Planning Commission recommended approval with modification.

The Commission's proposed modifications were as follows:

1. Change the maximum building size from 3,000 sq. ft. to 3,500 sq. ft. in both SUDs.
2. Allow a 20% increase in both SUDs.
3. Amend Planning Code Section 311 so that the word “building permit” is replaced with “planning entitlement.”
4. For proposed expansions allowed under the 20% increase, add a 5-year lookback on building permits to avoid serial permitting. All residential expansions during that five-year period should count toward the 20% limit.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,



Aaron D. Starr  
*Manager of Legislative Affairs*

cc: Andrea Ruiz-Esquide, Deputy City Attorney  
Adam Thongsavat, Aide to Supervisor Mandelman  
John Carroll, Office of the Clerk of the Board

**Attachments :**

Planning Commission Resolution  
Planning Department Executive Summary