

File No. 250280

Committee Item No. _____

Board Item No. 24

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: May 13, 2025

Cmte Board

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OTHER

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appeal Letter 3/17/25</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Response 4/21/25</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Hearing Notice 4/15/25</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Clerical Documents</u> |
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Prepared by: Lisa Lew

Date: April 25, 2025

Prepared by: Lisa Lew

Date: May 13, 2025

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 1310 Junipero Serra Blvd.

Feb. 13, 2025

Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

March 17, 2025

Appeal Filing Date

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 MAR 17 AM 10:24 *pm*

_____ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

_____ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

✓
_____ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2023-007101 CUA.

_____ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

- a) Set forth the part(s) of the decision the appeal is taken from:

Findings 2, 5, 6B, 6C, 6D, 7A, 7B
8, 9a, 9d, 10, 11, 13, 14

- b) Set forth the reasons in support of your appeal:

Failure to take into account the health
& safety of school children being closest
neighbors. Failure to elicit testimony from
health care professionals & SFED experts

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Linda Shah

Name

David Joy

Name

1116 Nimitz Dr. Daly City

Address 94015

3214 Irving St. SF

Address 94122

415-218-0401

Telephone Number

415-265-5803

Telephone Number

David F. Joy
Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2023-007010 CUA, a conditional use authorization regarding (address) 1310 Junipero Serra Blvd., District 7. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

Supervisor Printed Name	Signature	Date
Myrna Melgar		3/11/25
CONNIE CHAN		3/12/2025
Jael Engardio		3/12/25
Shamann Walton		3/12/2025
Chyanne Chen		3/13/2025


(Attach copy of Planning Commission's Decision)

FRIENDS OF ST. THOMAS MORE

3214 Irving Street, San Francisco, CA 94122

friendsofsthomasmoresf@gmail.com

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

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Ref: Appeal of Conditional Use Authorization
Planning Commission Motion No. 2 1685
Record No. 2023-007010CUA

Dear Supervisors:

Attached please find an appeal of the above referenced conditional use authorization.

Whereas, the undersigned grants that the Planning Department and the Planning Commission have largely tried to follow existing codes and regulations, it is our assertion that:

- a. They failed to seriously take into account the health and safety of school children being the closest neighbors. See Title 5, Article 2, Section M (APPENDIX 1)
- b. They failed to elicit competent testimony from health professionals and SFFD experts before approval was granted.

If any gas station, adult theater, bar or cannabis club wanted to locate this close to a school, their application would have been rejected. The proposed project holds the real danger from dust, noise, fire, fumes and explosions; all of which are known risks to childhood respiratory systems and early childhood development. This is no ordinary Open Area Recreation Development. In fact, it would be the first of its kind to be allowed this close to schools or playgrounds anywhere in the Northern Peninsula.

CONTESTED FINDINGS

2. Project Description. There is no mention of lithium-ion batteries being stored or charged yet there are 63 vehicle stalls shown on the latest set of drawings which are presently powered by mixed fuels (diesel, gas or battery) that will ultimately run on lithium-ion batteries.

5. Public Outreach and Comments. The opposition is not only from concerned parents and staff at St. Thomas More School but includes members of other congregations on Brotherhood Way, Alma Via and residents of Parkmerced.

6. Floor Area Ratio.

B. Existing site is described as 109 acre size lot but under Site Description is listed as 164 acres.

C. Front Setback. We have been advised by an architect that the LOD (Letter of Determination) is non-binding and that the municipal definitions of “facade, front” in Sec 102 says, “where a lot has more than one frontage on rights of way, all such frontages shall be considered Front Facades except where a façade meets the definition of “Rear Façade”.

In light of the December 1, 2023 memo (APPENDIX 2), San Francisco Planning Department employees, in cooperation with the project sponsor, all but eliminated the only public, paved thoroughfare adjacent to the property. Thomas More Way is the only road maintained by SFMTA, SF Street Cleaning Department, and is the primary access for two schools, the church, Alma Via Senior Living, and even the golf club. It is our contention that Thomas More Way should be considered as the primary frontage.

D. Rear Yard. As to the front entry and rear yard to the proposed building, it appears that the front entries are on Golf Course Road. Doesn't that then make the rear yard the area between the school and the back of the proposed building? Per Planning Code Section 134, that requires a minimum rear yard depth of 30% of the total depth of the lot – along the entire rear of the building.

7. Conditional Use Findings.

- A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, WILL NOT PROVIDE A DEVELOPMENT THAT IS NECESSARY OR DESIRABLE FOR, AND COMPATIBLE WITH, THE NEIGHBORHOOD OR THE COMMUNITY.**

WE ARE PARENTS, GRANDPARENTS AND COMMUNITY MEMBERS WHO DO NOT FEEL THAT THIS IS DESIRABLE OR COMPATIBLE WITH THE NEIGHBORHOOD OR COMMUNITY.

- B. Such use as proposed WILL BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING, STUDYING OR WORKING IN THE VICINITY.**

ii. Type and volume of traffic will be detrimental to the safety of young children and senior citizens in the area.

iii. Safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor and extremely inadequate. (see APPENDIX 3 from our medical advisor)

iv. The proposed landscaping will only serve to provide more leaves in the pre-school yard adding to the school's maintenance. A privacy screen will do nothing to eliminate noise. But a blast wall may help to eliminate noise and potential effects from a lithium battery explosion.

To quote from Page 5, paragraph 4:

“The proposed project will not produce, or include any permanent use that will generate substantial levels of noxious or offensive emissions,

such as excessive noise, glare, dust and odor.” And the Titanic was unsinkable!!!

Please consider the following:

- Mindful of the safety of their employees, Recology has sent notices to all customers regarding the handling and disposal of even the smallest lithium battery.
- State Farm Insurance has issued a notice that they will no longer allow vehicle charging indoors at their facilities. They also had a cautionary note that this new lithium battery technology may have unknown dangers.
- The ongoing Moss Landing tragedy shows that even with expert training and the most advanced construction, unforeseen accidents can happen.
- Consider the cautionary advice by Planning Commissioners Moore and Williams that this project should be relocated.
- Doesn't the wisdom expressed by the SF Board of Supervisors own ordinance passed early last year regarding lithium batteries still apply?

8. General Plan Compliance.

Policy 1.4

Mother nature protected and promoted large scale landscaping and open space much better than the project sponsor's clear cutting.

Policy 1.5

If one believes the special nature of the district is defined by a members' only, non-profit, private golf course as opposed to schools, churches, playgrounds and senior care facilities, along the historic Brotherhood Way, then perhaps this decision must in some way satisfy the General Plan!

Policy 1.11

How does an industrial maintenance facility indicate the purpose of the two closest streets – Thomas More Way and Brotherhood Way?

9. Planning Code Section 101.1(b)

- a) Not all businesses are retail. The business of a school is education. The business of a senior facility is elder care. The business of a house of worship is developing a moral conscience.
The business of the project sponsor appears to be not building on previously contaminated land and keeping their industrial maintenance facility as far away from the members' club house as possible.
- d) The project sponsor promised that construction traffic would be only on their private golf course road. Because we are concerned as to the feasibility of enforcing this, we have asked the Planning Department and SFMTA for help with traffic calming and directional signs on Thomas More Way.

10. The project would constitute a beneficial development *for the golf course*. What cannot be measured is the harmful effects. Time will tell.

11. We differ with the Commission findings that this conditional use authorization will promote the health, safety and welfare of the City. Rather, we believe that it will only serve to provide a dangerous precedent to developers hoping to build industrial or maintenance facilities near to schools, playgrounds or senior facilities. Again, only time will tell.

In conclusion, we would like to respond to Items 13 and 14 on *Page 12* of the Planning Commission Motion No. 21685:

13. Fire Safety Egress. The Planning Commission recommended a review of fire and safety egress at the fence line.

St. Thomas More School has been around for 70 years. The gymnasium addition has been there for over a decade. The Utopia Pre-School, a state licensed facility, has been in operation for many years and is regularly inspected and certified by the State of California.

We wonder what is in the minds of the Planning Commission when they talk about fire and safety egress. We have never had to worry about this in the past. Perhaps it is the project sponsors who are adding this burden.

14. Dust Mitigation. The Planning Commission directed Planning Staff to work with the Department of Public Health on *additional* dust mitigation measures.

Does the Planning Commission hold any suspicions that dust particles at this jobsite may cause harm to humans?

The schools have elected to purchase air monitoring equipment. Over \$10,000 will be expended which could be used on other projects. All of this to assuage the fears of parents and students. We are certain that nobody else cares more about our kids and staff than we do. *Otherwise*, health care professionals would have been consulted, where they would have been guiding the discussions on this project from the get-go.

We are hoping that the Board of Supervisors will take into consideration that our hopes and fears are genuine when putting forth this appeal.

Respectfully yours,

A handwritten signature in black ink, appearing to read "David Joy", with a stylized flourish at the end.

David Joy
for Friends of St. Thomas More



PLANNING COMMISSION MOTION NO. 21685

HEARING DATE: February 13, 2025

Record No.: 2023-007010CUA
Project Address: 1310 Junipero Serra Boulevard
Zoning: RH-1 (D) (Residential-House, One Family - Detached) Zoning District
40-X Height and Bulk District
Block/Lot: 7380/036
Project Sponsor: Daniel Robinson
479 Ninth Street, 2nd Floor
San Francisco, CA 94103
Property Owner: San Francisco Golf Club
1310 Junipero Serra Blvd
San Francisco, CA 94132
Staff Contact: Kurt Botn – (628) 652-7311
Kurt.Botn@sfgov.org

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 MAR 17 AM 10:25
JB

ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1, AND 303, TO ALLOW THE CONSTRUCTION OF A 19,100 GROSS SQUARE FOOT, ONE-STORY ACCESSORY MAINTENANCE AND FACILITY BUILDING FOR AN EXISTING OPEN AREA RECREATION AREA USE DBA. SAN FRANCISCO GOLF CLUB LOCATED AT 1310 JUNIPERO SERRA BLVD, BLOCK 7380 LOT 036 WITHIN THE RH-1 (D) (RESIDENTIAL HOUSE, ONE-FAMILY-DETACHED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 4, 2023, Daniel Robinson of MacCracken Robinson Architects (hereinafter "Project Sponsor") filed Application No. 2023-007010CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new one-story, 25-ft tall, maintenance and facility building (hereinafter "Project") at 1310 Junipero Serra Blvd, Block 7380 Lot 036 (hereinafter "Project Site").

On April 5, 2024, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On April 25, 2024, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2023-007010CUA and continued the hearing to February 13, 2025. The Commission approved the project with conditions and modifications to Condition of Approval No. 13 and No. 14 review of a fire safety egress and staff to work with DPH on additional dust mitigation measures.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2023-007010CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby approves the Conditional Use Authorization as requested in Application No. 2023-007010CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes the construction of a one-story 23-foot-tall accessory maintenance and facility building for the San Francisco Golf Club (approximately 19,100 gross square feet.) The building will house administration offices for the maintenance staff, a repair shop for maintenance of vehicles and equipment, mowers, golf cart, staff break room and lockers/bathrooms. The Project includes a surface parking lot consisting of 23 parking spaces located at the rear of the proposed building.
- 3. Site Description and Present Use.** The Project Site, west of Interstate-280, is located at the north side of the San Francisco Golf Club (an existing open recreation area) between Thomas Moore Way and Brotherhood way in the Lakeshore neighborhood west of the Ocean View neighborhood, surrounded by RH-1 (D) Zoning Districts. The Project Site (Lot 036 in Assessor's Block 7380) is one component of a larger open recreation area site, the San Francisco Golf Club, at 1310 Junipero Serra Boulevard on (Lot's 005,034 and 034 in Assessor's Block 7380). The total site is approximately 164 acres with an existing club house and golfing area (d.b.a. San Francisco Golf Club) which was established in 1915.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RH-1 (D) Zoning Districts. The immediate context is mixed in character with residential and institutional uses. The immediate neighborhood includes two-to-three-story residential development to the east, St Thomas More Catholic School and Congregation Am Tikvah to the North, an Alma Via of San Francisco an assisted living facility to the east. The south portion of the project site is located next to the City of Daly City jurisdiction.
- 5. Public Outreach and Comments.** Prior to the submittal of the listed Conditional Use Authorization Application, the Project Sponsors conducted a Pre-Application Meeting on June 7th, 2023. Five members of the public attended the Pre-Application Meeting. To date, the Department has received approximately twenty-two correspondences in opposition to the Project. The opposition is from concerned parents and staff members of the adjacent St Thomas More School located at 50 Thomas More Way. Much of the opposition expressed concerns over the project's adverse effects regarding the location and potential

negative impacts of the project and proximity to the students. Since the continued Planning Commission hearing date October 17th, 2024, Planning staff conducted two site visits of the subject property. A separate site visit was conducted with the St Thomas Moore School and members of the St Thomas More School staff on January 15th, 2025. During the site visit staff members of the St Thomas More School expressed opposition and concerns to the project regarding the location and proximity to the school and potential negative impacts to the students.

6. Planning Code Compliance. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Open Recreation Area Use.** Pursuant to Planning Code Section 209.2, Open Recreation Area Use's and accessory uses require the issuance of a Conditional Use Authorization pursuant to Planning Code Section 303 within the RH-1 (D) Zoning District.

The proposal will construct a one-story approximately 19,100 square foot accessory maintenance and facility building and be considered net expansion of an existing Open Recreation Area Use (DBA "San Francisco Gold Club"), and therefore requires a Conditional Use Authorization. The new building will replace existing dilapidated buildings throughout the main lot into a single maintenance building.

- B. **Floor Area Ratio.** Planning Code Section 124 establishes a maximum Floor Area Ratio (FAR) of 1.8 to 1 for properties located within an RH-1 (D) Zoning District. Additionally, corner lots located in Zoning Districts other than NC, C-3, or Mixed-Use Districts may be eligible for FAR premiums pursuant to Planning Code Section 125.

The existing site is located on an approximately 109-acre site lot (Lot 36). The Project proposes an approximate 19,100 square foot development yielding an FAR of approximately .004%. The Project complies with the allowable FAR for non-residential uses in an RH-1 (D) Zoning District.

- C. **Front Setback.** Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback and not to be more than 15 feet.

The existing Golf Course (dba. San Francisco Golf Club) was constructed in 1915, prior to adoption of current Planning Code regulations. Per a Letter of Determination issued on 11/6/22 the Junipero Serra Blvd adjacent to lots 027,028 and 029 are considered the proposed building is compliant with the front set back.

- D. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth of 30% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

The Project will comply with this requirement. The subject property is required to maintain a rear yard equal to 30 percent of the lot's depth. The Project will construct a one-story building outside of the subject property's applicable rear yard. The proposed building will be setback from the rear property line and complies with the rear yard setback requirement.

- E. **Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street

parking spaces and permits a maximum of 1.5 parking space for each 200 square feet of occupied Floor Area exceeds 5,000 square feet.

The Project will provide twenty-three off-street parking spaces on a proposed surface parking lot located at the rear of the proposed maintenance facility structure. The site complies with the minimum occupied FAR requirements for parking.

- F. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

The building has a height of 23 feet at the building's front and is within the maximum height permitted.

- G. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of three points.

As currently proposed, the Project will achieve its required three points through the following TDM measures:

- Bicycle Parking (Option A)
- Shower and Lockers

7. **Conditional Use Findings.** Planning Code Section 303 establishes the following criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization:

- a) The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.
- b) Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - i. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.
 - iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
- c) Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan; and
- d) Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District; and

The Project complies with said criteria in that it is a Code-compliant project, consistent with the generally stated intent of, and uses allowed within, the RH-1 (D) Zoning District.

The Project has been designed to be compatible with its surroundings and the size of the resulting maintenance facility building is in keeping and scale with other properties in the neighborhood. The building is within the buildable area of the lot and will not require any variances or modifications. The Project maintains the existing front setback and rear yard. The new building is located within the buildable area and includes a surface parking lot for 23 vehicles at the rear of the property. The building has a height of 23 feet at the building's front and is within the maximum height permitted in the 40-X Height and Bulk District, which is in compliance with the Planning Code. The Project is necessary and desirable because it will consolidate existing maintenance facility buildings at the site within an existing open recreation area that is consistent and compatible with the existing neighborhood. The proposed size, shape, and arrangement of the Project will also match that of neighboring structures, and the Project overall will aesthetically blend with the neighborhood.

The Planning Code does not require parking or loading for a 19,100 square-foot Open Recreation Area maintenance facility. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

The Project will not produce, or include any permanent use that will generate substantial levels of noxious or offensive emissions, such as excessive noise, glare, dust, and odor.

The proposed project will incorporate landscaping and permeable paving in the front yard setback. It will also provide adequate off-street parking.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan

- 8. General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.4

Protect and promote large-scale landscaping and open space that define districts and topography.

Policy 1.5

Emphasize the special nature of each district through distinctive landscaping and other features.

Policy 1.11

Indicate the purposes of streets by means of a citywide plan for street landscaping.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project proposes a new maintenance building within an existing golf recreation area on an approximate 164-acre site. The project is proposed in a manner that is compatible with and complements the prevailing pattern of the subject block. The Project provides a use that is compatible with the existing open recreational uses that are permitted in the RH-1 (D) Zoning District and the development pattern, size, density, and height of the neighborhood. The Project will improve the public rights of way with new streetscape improvements, street trees and landscaping. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

- 9. Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- a) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project site does not possess any neighborhood-serving retail uses. The existing uses and neighborhood will not be affected by the proposed project and will not be disturbed, changed or affected in any way.

- b) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project site does not possess any existing housing and has no effect on affordable or existing housing as it is a maintenance building within an existing golf recreation area.

- c) That the City's supply of affordable housing be preserved and enhanced,

The Project will not affect the city's affordable housing supply.

- d) That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- e) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposed project will not have a direct impact on the displacement of industrial and service sectors.

- f) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

- g) That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- h) That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project will not impact the access to sunlight or vistas for parks and open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2023-007010CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated January 31, 2025, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in 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.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 13, 2025.



Jonas P Ionin

Digitally signed by Jonas P Ionin
Date: 2025.03.13 09:46:18 -07'00'

Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Braun, So
NAYS: Moore, Williams
ABSENT: Imperial
ADOPTED: February 13, 2025

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a [maintenance Facility for an existing Open Recreation Area] (d.b.a. **San Francisco Golf Club**) located at [1310 Junipero Serra Blvd, 7380, and 005] pursuant to Planning Code Section(s) **209.1 and 303** within the **RH-1 (D)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **January 31, 2025**, and stamped “EXHIBIT B” included in the docket for Record No. **2023-007010CUA** and subject to conditions of approval reviewed and approved by the Commission on **February 13, 2025** under Motion No **21685**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 13, 2025** under Motion No **21685**.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfdp.org.

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfdp.org.

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfdp.org.

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfdp.org.

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfdp.org.

Design – Compliance at Plan Stage

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed for bike parking – including for e-bikes and cargo bikes, will continue to be refined during the BPA and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7311, www.sfpdplanning.org

7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7311, www.sfpdplanning.org

Parking and Traffic

8. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tcdm@sfgov.org or 628.652.7340, www.sfpdplanning.org

Provisions

9. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7311, www.sfpdplanning.org

Monitoring - After Entitlement

- 10. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfdplanning.org

- 11. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfdplanning.org

- 12. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfdplanning.org

- 13. Fire Safety Egress.** The Planning Commission recommended a review of fire and safety egress at the fence line.

For information about compliance, contact the Code Enforcement, Planning Department at 628.652.7463, www.sfdplanning.org

- 14. Dust Mitigation.** The Planning Commission directed Planning Staff to work with the Department of Public Health on additional dust mitigation measures.

For information about compliance, contact the Code Enforcement, Planning Department at 628.652.7463, www.sfdplanning.org

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1. *Environ Monit Assess* (2008) 142:1–12. doi:10.1007/s10661-008-9402-2.

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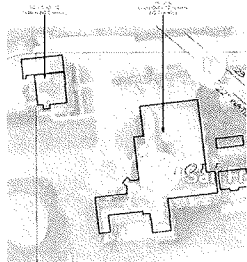
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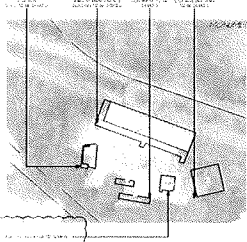
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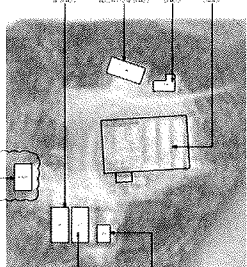
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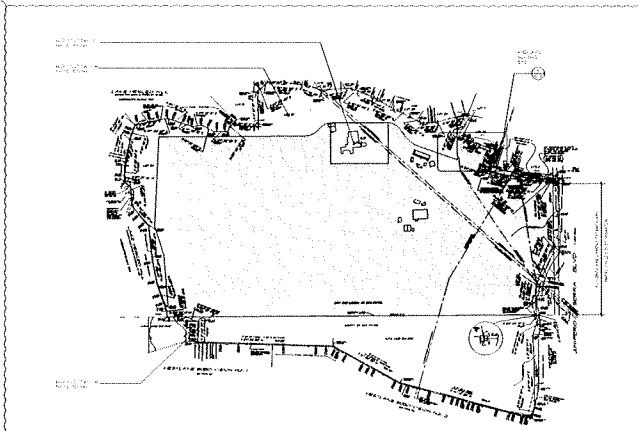
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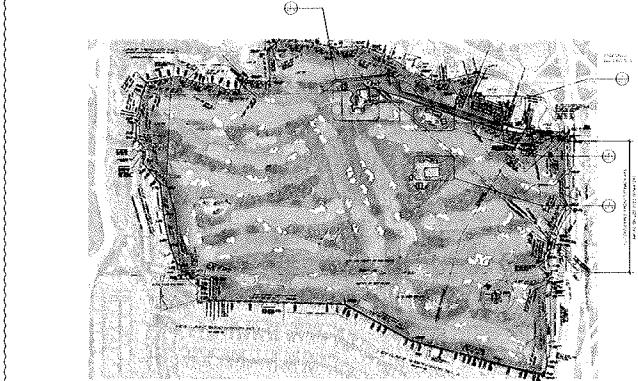
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REPORT OF INVESTIGATION

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7. RECOMMENDATIONS

8. CONCLUSIONS

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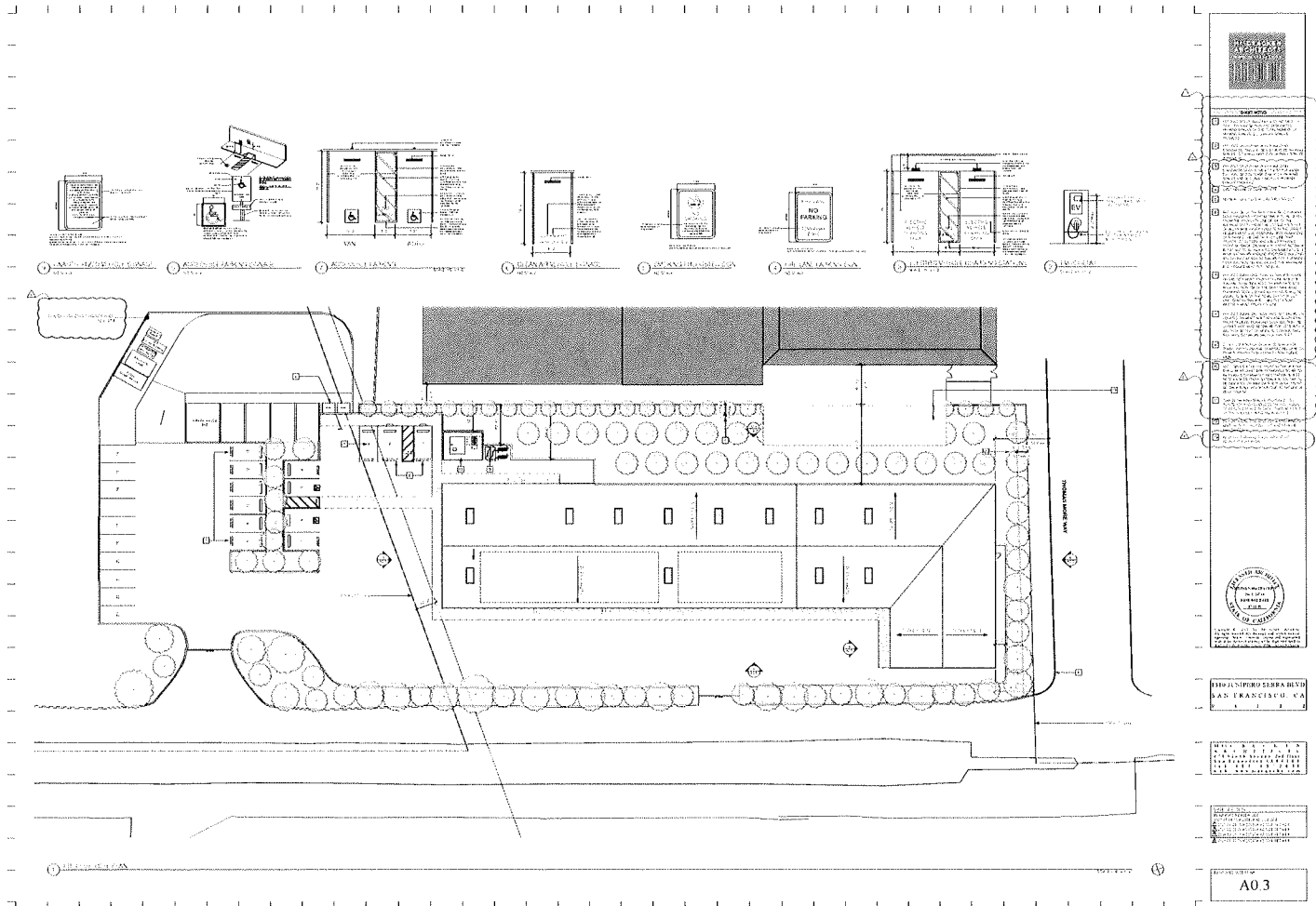
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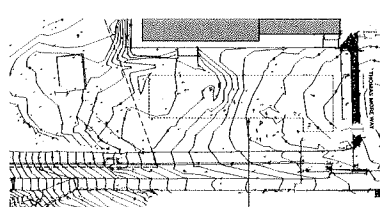
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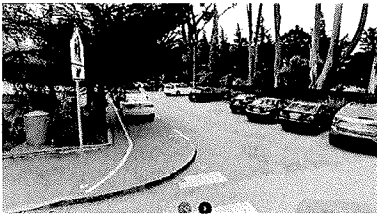


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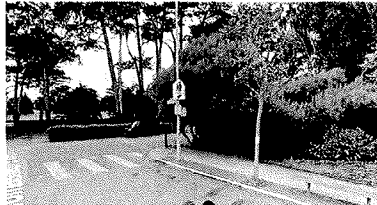
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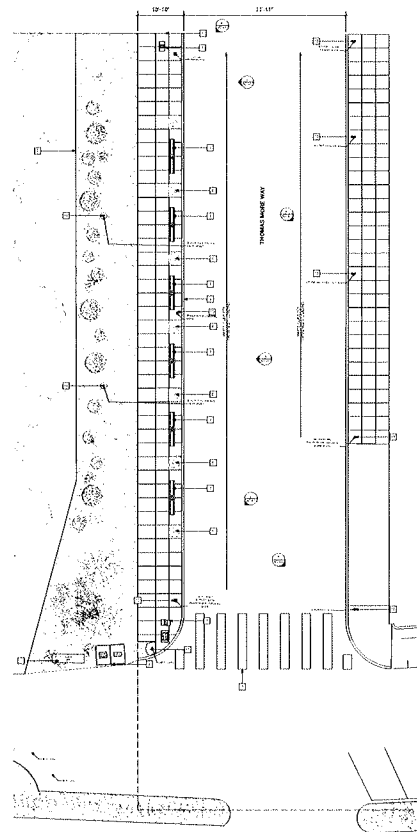
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5 EAST SIDE VIEW



6 WEST SIDE VIEW



PROJECT SHEET

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3. PROJECT DESCRIPTION
4. PROJECT OWNER
5. PROJECT ARCHITECT
6. PROJECT ENGINEER
7. PROJECT DATE
8. PROJECT SCALE
9. PROJECT STATUS
10. PROJECT NOTES

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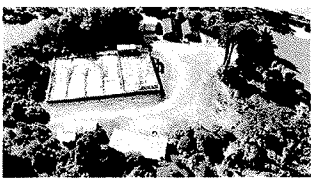
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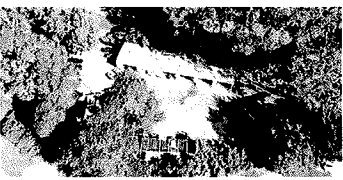
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VIEW 3



VIEW 4



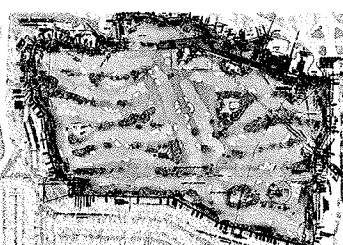
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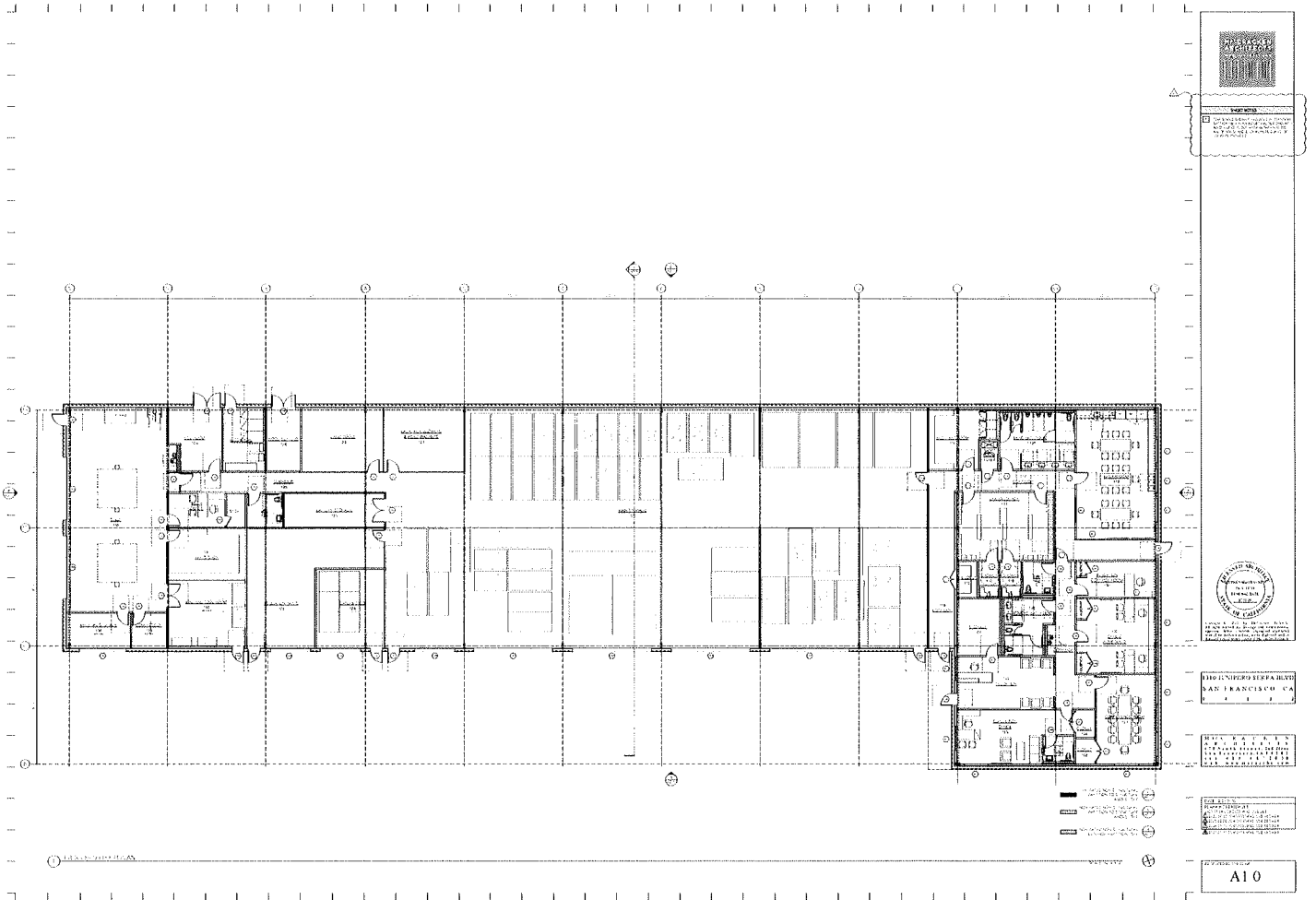


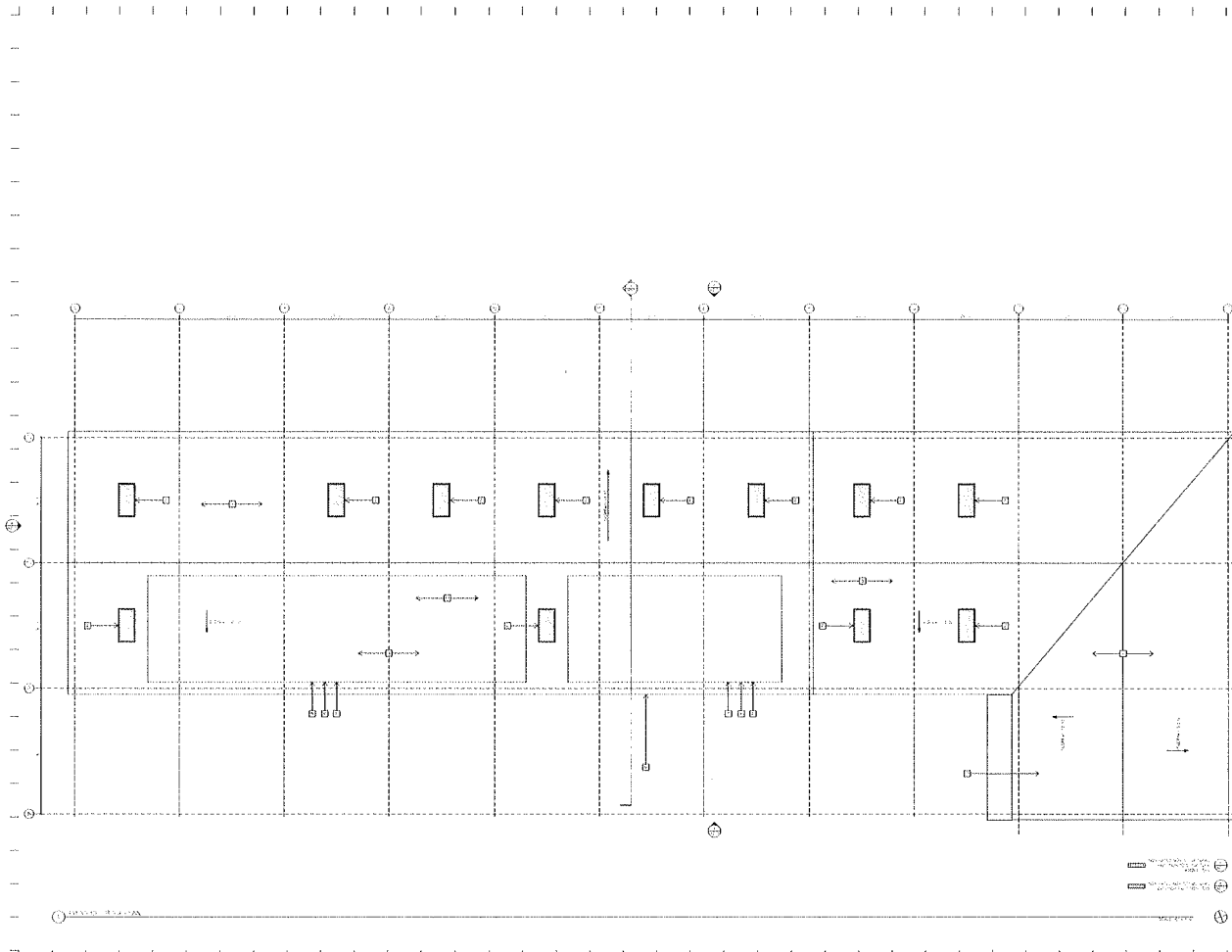
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VIEW 8

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LEGEND

- 1. Office
- 2. Conference Room
- 3. Reception
- 4. Corridor
- 5. Elevator
- 6. Staircase
- 7. Restroom
- 8. Storage
- 9. Janitor
- 10. Entrance

PROJECT INFORMATION

100 JOURNAL STREET
SAN FRANCISCO, CA
94103

DATE

10/10/2010

REVISIONS

1. 10/10/2010

PROJECT NUMBER

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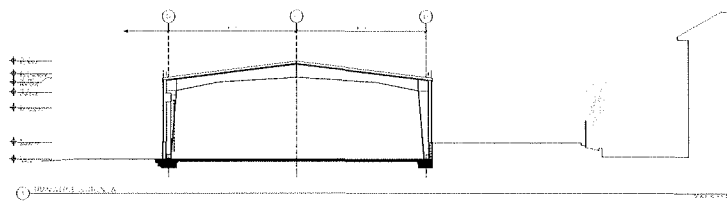


140 HUNTERS LANE BLVD
SAN FRANCISCO, CA
94114

STRUCTURAL
ENGINEERING
FIRM
140 HUNTERS LANE BLVD
SAN FRANCISCO, CA 94114
TEL: 415.774.1234
FAX: 415.774.1235
WWW.JHS-ENGINEERING.COM

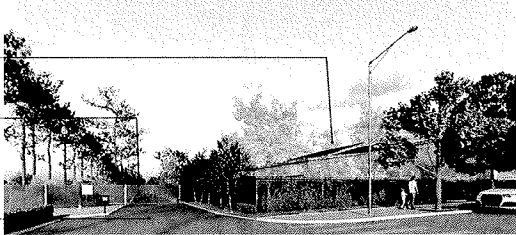
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BY: JHS
CHECKED: JHS
APPROVED: JHS

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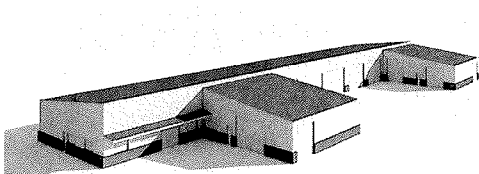




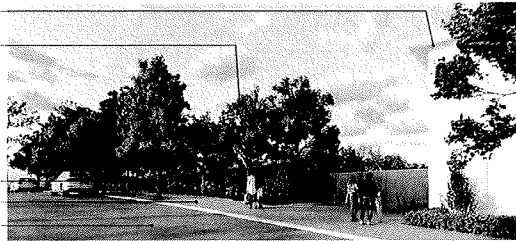
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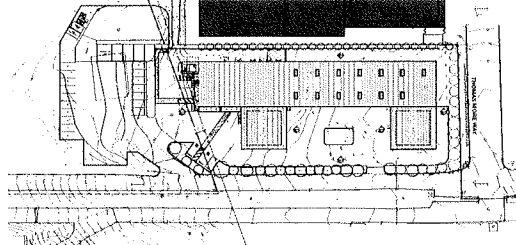
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5. BUILDING FACADE, EAST SIDE
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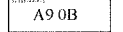
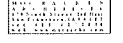
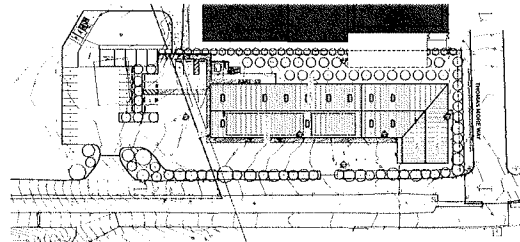
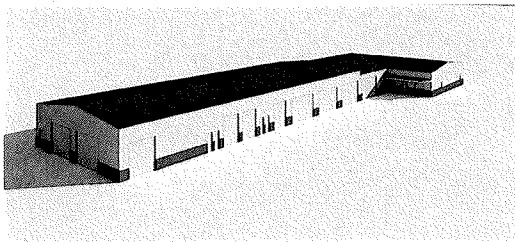
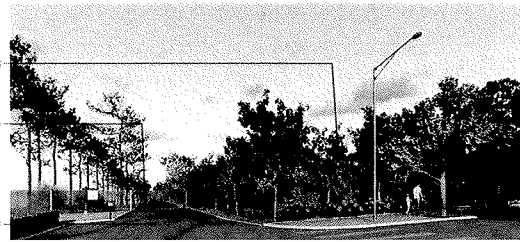
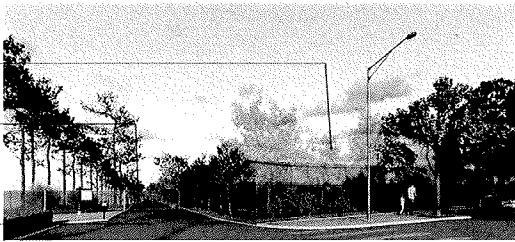
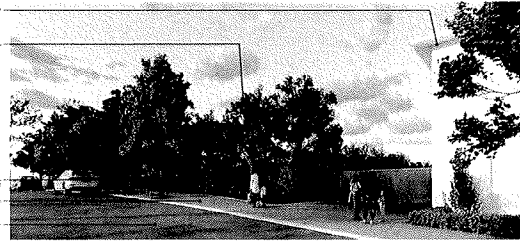
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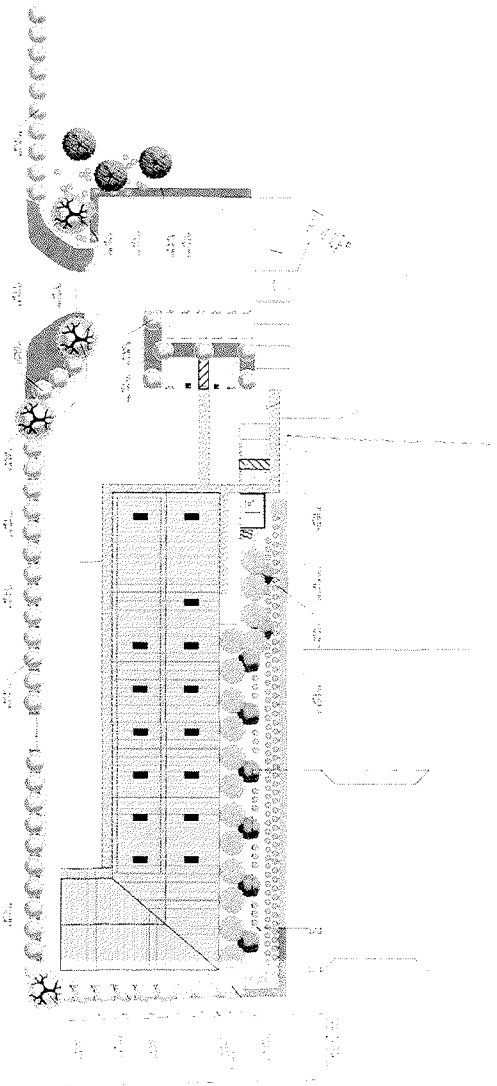


PLANTING LEGEND

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PLANT SCHEDULE

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DAVID F. JOY

1107

11-4288/1210

DATE March 14, 2025

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TO THE
ORDER OF

San Francisco Planning Department \$ 763.00

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FOR _____

David F. Joy

MP

From: [BOS Legislation, \(BOS\)](#)
To: ["friendsofstthomasmoresf@gmail.com"](#); [John Kevlin](#); ["lp1114@aol.com"](#); ["danielr@macarchs.com"](#); ["kevin@sfgolfclub.com"](#)
Cc: [RUSSI, BRAD \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Dwyer, Debra \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Botn, Kurt \(CPC\)](#); [White, Elizabeth \(CPC\)](#); [Lamarre, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: PLANNING DEPARTMENT RESPONSE: Appeal of the Conditional Use Authorization - Proposed 1310 Junipero Serra Boulevard Project - Appeal Hearing April 29, 2025
Date: Monday, April 21, 2025 10:32:00 AM

Greetings,

The Office of the Clerk of the Board in receipt of an appeal response from the Planning Department for Special Order before the Board of Supervisors on **April 29, 2025**, at 3:00 p.m., for the appeal of the Conditional Use Authorization for the proposed project at 1310 Junipero Serra Boulevard:

Please find the following link to the document for the matter:

[Planning Department Response - April 21, 2025](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 250280 - CU Appeal](#)

Jocelyn Wong
Legislative Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Click [HERE](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters

since August 1998.

Disclosures: *Personal information that is provided in communications to the Board of Supervisors 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 Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office 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 Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*



CONDITIONAL USE AUTHORIZATION APPEAL

1310 JUNIPERO SERRA BLVD

Date: April 21, 2025
To: Angela Calvillo, Clerk of the Board of Supervisors
From: Rich Hillis, Planning Director – Planning Department (628) 652-7600
Kurt Botn, Case Planner – Planning Department (628) 652-7311

Re: **Board File No. 250280, Planning Case No. 2023-007010APL-02**
Appeal of Conditional Use Authorization for 1310 Junipero Serra Blvd

Hearing Date: April 29, 2025
Project Sponsor: Daniel Robinson, MacCracken Robinson Architecture, 479 Ninth Street, 2nd Floor, San Francisco, CA 94103
Appellants: David Joy, 3214 Irving Street, San Francisco, CA 94122

Introduction

This memorandum and the attached documents are a response to the letters of appeal to the Board of Supervisors (“Board”) regarding the Planning Commission’s (“Commission”) approval of the application for Conditional Use Authorization under Planning Department Case Number 2023-007010APL-02 pursuant to Planning Code Sections:

- 209.1 (Residential-House),
- 303 (Conditional Use Authorization).

This memorandum addresses the appeal to the Board, filed on March 17, 2025, by David Joy.

The decision before the Board is whether to uphold, overturn, or amend the Planning Commission’s approval of an application for Conditional Use Authorization to allow the proposed Project at the subject property.

Project Description. The proposal is for the construction of a one-story 23-foot-tall accessory maintenance and facility building for the San Francisco Golf Club (approximately 19,100 gross square feet.) The building will house administration offices for the maintenance staff, a repair shop for maintenance of vehicles and

equipment, mowers, golf cart, staff break room and lockers/bathrooms. Additionally, the Project will include a parking lot located to the west of the maintenance facility consisting of 23 parking spaces.

Site Description & Present Use. The Project Site, west of Interstate-280, is located at the north side of the San Francisco Golf Club (an existing open recreation area) between Thomas Moore Way and Brotherhood way in the Lakeshore neighborhood west of the Ocean View neighborhood, surrounded by RH-1 (D) Zoning Districts. The Project Site (Lot 036 in Assessor's Block 7380) is one component of a larger open recreation area site, the San Francisco Golf Club, at 1310 Junipero Serra Boulevard on (Lot's 005,034 and 036 in Assessor's Block 7380). The total site is approximately 164 acres with an existing club house and golfing area (d.b.a. San Francisco Golf Club) which was established in 1915.

Surrounding Properties and Neighborhood. The Project Site is located within the RH-1 (D) Zoning Districts. The immediate context is mixed in character with residential and institutional uses. The immediate neighborhood includes two-to-three-story residential development to the east, St Thomas More Catholic School and Congregation Am Tikvah to the North, an Alma Via of San Francisco an assisted living facility to the east. The south portion of the project site is located next to the City of Daly City jurisdiction.

Background

- On April 25, 2024, at the request of Supervisor Melgar's office, the project was continued to May 23rd, 2024, hearing date to allow the project sponsor to conduct additional outreach to the adjacent St Thomas More School.
- On May 14th, 2024, the project sponsor requested continuance to the June 13th, 2024, hearing date to continue outreach to the St Thomas Moore School.
- On June 5th, 2024, the project sponsor requested continuance to the August 1st, 2024, hearing date.
- On July 17th, 2024, the project sponsor requested continuance to the October 17th, 2024, hearing date.
- On October 17th, 2024, due to opposition from members of the public, the Planning Commission suggested alternative locations for the proposed project. The project was continued to the January 9th, 2025, hearing date.
- On December 20th, 2024, the project sponsor requested continuance to the February 13th, 2025, hearing date to continue outreach and communication to the St Thomas Moore School and community.
- On February 11th, 2024, a virtual community meeting was conducted. The meeting allowed the Project Sponsor to answer questions and concerns from parents and members of the community opposed to the project prior to the hearing date.
- On February 13, 2025, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2023-007010CUA and approved the Project by issuing Motion No. 21685.

Conditional Use Authorization Requirements

Planning Code Section 303 establishes criteria for the Commission to consider when reviewing all applications for Conditional Use approval. To approve the project, the Commission must find that these criteria have been met:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.
4. That such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

Appellant Issues and Planning Department Responses

ISSUE 1: The Planning Department failed to seriously take into account the health and safety of school children being the closest neighbors. See Title 5, Article 2, Section M (APPENDIX 1) b. They failed to elicit competent testimony from health professionals and SFFD experts before approval was granted.

RESPONSE 1: The Planning Department takes community concerns about health and safety—especially those involving school children—very seriously.

In this case, the proposed project was reviewed and found to qualify for a Class 32 Categorical Exemption under the California Environmental Quality Act (CEQA), which applies to infill development projects in

urbanized areas that meet specific criteria related to environmental impacts. This determination was issued in a Letter of Determination on November 16, 2022 (Record No. 2022-005447ZAD).

The project was also classified as an Open Recreation Area under Planning Code Section 102 and required a Conditional Use Authorization under Planning Code Section 209.1. While this process does not specifically require testimony from health professionals or the San Francisco Fire Department, other agencies—including the Department of Building Inspection and Fire Department—may still review applicable safety standards as part of project permitting.

ISSUE 2: There is no mention of lithium-ion batteries being stored or charged yet there are 63 vehicle stalls shown on the latest set of drawings which are presently powered by mixed fuels (diesel, gas or battery) that will ultimately run on lithium-ion batteries.

RESPONSE 2: The submitted floor plans reflect the general use of the space, but they do not include technical details such as electrical or charging infrastructure. These components fall outside of Planning's scope and are instead reviewed by the Department of Building Inspection (DBI) under the Electrical Code. DBI will ensure that all electrical systems meet stringent safety standards before a building permit is issued.

In addition, the project is subject to the Maher Ordinance (Article 22A of the Health Code), administered by the Department of Public Health. This ordinance requires an environmental site assessment and ensures safe handling of hazardous materials, including those associated with batteries.

ISSUE 3: The existing site is described as 109-acre size lot but under site description is listed as 164 acres.

RESPONSE 3: The San Francisco Golf Club is spread over 3 lots including lot 5, lot 34 and lot 36 on Assessor's block 3650. The project is proposed on lot 36 and is approximately 109 acres.

ISSUE 4: We have been advised by an architect that the LOD (Letter of Determination) is non-binding and that the municipal definitions of "facade, front" in Sec 102 says, "where a lot has more than one frontage on rights of way, all such frontages shall be considered front facades except where a facade meets the definition of "Rear Facade". Considering the December 1, 2023, memo San Francisco Planning Department employees, in cooperation with the project sponsor, all but eliminated the only public, paved thoroughfare adjacent to the property. Thomas More Way is the only road maintained by SFMTA, SF Street Cleaning Department, and is the primary access for two schools, the church, Alma Via Senior Living, and even the golf club. It is our contention that Thomas More Way should be considered as the primary frontage.

As to the front entry and rear yard to the proposed building, it appears that the front entries are on Golf Course Road. Doesn't that then make the rear yard the area between the school and the back of the proposed building? Per Planning Code Section 134, that requires a minimum rear yard depth of 30% of the total depth of the lot along the entire rear of the building.

RESPONSE 4: The Planning Department recognizes that frontage determinations on unusually shaped lots can be a point of confusion and concern, especially when public access and neighborhood character are at stake.

In this case, the project sponsor submitted a formal Letter of Determination (LOD No. 2022-005447ZAD) to request clarification on lot frontage and setback requirements. The Department reviewed this request and, under Planning Code Sections 101.1, 172(b), 173(b), and 307, the Zoning Administrator determined the applicable lot frontage.

Because the lot is irregular in shape and does not have traditional street-facing frontage, the Zoning Administrator relied on existing interpretation practices that prioritize continuity with the surrounding block pattern and the locations of primary building access. Although Thomas More Way provides public access and serves nearby institutions, it is a narrow extension that offers limited street frontage to this particular property. Most development in the area fronts on Brotherhood Way or Junipero Serra Blvd, and the existing structures on the project site are primarily accessed from the eastern side. Furthermore, even if Thomas More Way was used as the front of the property it would not prohibit the building's proposed siting.

Based on this analysis, the frontage was determined to be the eastern property line that abuts City-owned parcels on Block 7380 (Lots 027, 028, and 029). This determination guides how setback and rear yard requirements are applied.

Regarding the rear yard: Planning Code Section 134 does require a minimum 30% depth for rear yards, based on the designated rear lot line. With the eastern side established as the frontage, the Department evaluated the project's layout accordingly and found it to be compliant with rear yard requirements under current Planning Code definitions and interpretations.

ISSUE 5: Conditional Use Findings.

RESPONSE 5: The Project has been designed to be in keeping and scale with other properties in the neighborhood. The new building is located within the buildable area of the lot. After feedback from the community and the Planning Commission the project sponsor revised the original proposal that proposed a setback of approximately 20 feet to revise the project to include a 40 feet setback from the property line that is adjacent to the St. Thomas More School. The building has a height of 23 feet at the building's front and is within the maximum height permitted in the 40-X Height and Bulk District, which is in compliance with the Planning Code. The Project complies with all relevant requirements and standards of the Planning Code.

ISSUE 6: General Plan Compliance.

RESPONSE 6: The Conditional Use Authorization was based on the legal land use of the subject property. Open recreation area is permitted with a Conditional Use Authorization within the RH-1 (D) Zoning District pursuant to Planning Code Section 209.1. The letter of Determination issued by the Zoning Administrator on November 16th, 2022, determined the current golf course falls within the definition of an Open Recreation Area defined in Planning Code Section 102. The Project provides a use that is compatible with

the existing open recreational uses that are permitted in the RH-1 (D) Zoning District with a Conditional Use Authorization.

ISSUE 7: Fire Safety and Egress.

RESPONSE 7: While specific fire safety requirements are regulated under the San Francisco Building and Fire Codes, the Planning Commission acknowledged the importance of this issue during the February 13, 2025, hearing. As a result, they added a condition of approval specifically requiring a review of fire safety and egress at the fence line.

Planning Staff will coordinate with the project sponsor and the Department of Building Inspection during the Building Permit review process to ensure this condition is thoroughly addressed. The City's permitting system requires that all projects meet current life safety standards before construction can proceed.

ISSUE 8: Dust Mitigation.

RESPONSE 8: The Planning Department recognizes that dust generated during construction can have real impacts on air quality, health, and quality of life—particularly for nearby schools and residents.

Dust mitigation requirements are enforced by the Department of Public Health (DPH) and the Department of Building Inspection under the City's Dust Control Ordinance (Article 22B of the Health Code). As part of this process, the project sponsor will be required to submit a site-specific Dust Control Plan to DPH for review and approval before any construction begins.

In addition, the Planning Commission added a specific condition of approval on February 13, 2025, directing Planning Staff to coordinate with DPH on enhanced dust mitigation measures. Planning Staff will continue to work with the sponsor and relevant agencies to ensure these measures are implemented during the Building Permit review process.

Summary Response

In summary, the subject application was presented to the Planning Commission with supporting information outlined in Motion No. 21685. Prior to the hearing, Planning staff and members of the Commission conducted site visits to the project location and the adjacent St. Thomas More School to better understand the context.

Planning staff also conducted outreach to school staff and organized a virtual community meeting with representatives from St. Thomas More School, the SF Golf Design Team, and concerned members of the public. This meeting provided an opportunity for the project sponsor to hear directly from the community, particularly regarding concerns about the project's proximity to the school and its potential impact on students.

After considering public input, staff analysis, and applicable land use regulations, the Planning Commission evaluated the proposal in the context of the RH-1(D) Zoning District and the General Plan.

The Commission ultimately found that the project was consistent with the objectives and policies of the General Plan and met all required Planning Code findings.

Conclusion

For the reasons stated in this document, in the attached Resolution, and in the Planning Department case file, the Planning Department recommends that the Board uphold the Planning Commission's decision in approving the Conditional Use authorization for the Project.

From: [BOS Legislation, \(BOS\)](#)
To: ["friendsofstthomasmoresf@gmail.com"](#); [John Kevlin; "lp1114@aol.com"](#); ["danielr@macarchs.com"](#); ["kevin@sfgolfclub.com"](#)
Cc: [RUSSI, BRAD \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Dwyer, Debra \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Botn, Kurt \(CPC\)](#); [Lamarre, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: HEARING NOTICE - Appeal of CEQA Exemption Determination and Conditional Use Authorization - Proposed 1310 Junipero Serra Boulevard Project - Appeal Hearing April 29, 2025
Date: Tuesday, April 15, 2025 9:41:25 AM

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **April 29, 2025**, at 3:00 p.m., for the appeal of the CEQA Exemption Determination and Conditional Use Authorization for the proposed project at 1310 Junipero Serra Boulevard:

Please find the following link to the hearing notice for the matter:

[Public Hearing Notice - April 15, 2025](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 250276 - CEQA Appeal](#)

[Board of Supervisors File No. 250280 - CU Appeal](#)

Best regards,

Arthur Khoo

Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-4447 | (415) 554-5163
arthur.khoo@sfgov.org | www.sfbos.org

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of Supervisors website or in other public documents that members of the public may inspect or copy.

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City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeals and said public hearings will be held as follows, at which time all interested parties may attend and be heard.

Date: **Tuesday, April 29, 2025**

Time: **3:00 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 250276.** Hearing of persons interested in or objecting to the determination of exemption from environmental review under the California Environmental Quality Act issued as a Categorical Exemption by the Planning Department on April 5, 2024, for the proposed project at 1310 Junipero Serra Boulevard, Assessor's Parcel Block No. 7380, Lot Nos. 005 and 036, which proposes the demolition of nine maintenance and facility structures (totaling approximately 10,455 square feet in size) and construction of a 25-foot-tall, one-story maintenance building approximately 20,000 gross square feet in size. (District 7) (Appellant: Linda Shah on behalf of Friends of St. Thomas More) (Filed March 13, 2025)

File No. 250280. Hearing of persons interested in or objecting to the approval of a Conditional Use Authorization pursuant to Planning Code, Sections 209.1 and 303 for a proposed project at 1310 Junipero Serra Boulevard, Assessor's Parcel Block No. 7380, Lot Nos. 005 and 036, identified in Planning Case No. 2023-007010CUA, issued by the Planning Commission by Motion No. 21685 dated February 13, 2025, to allow the construction of a 19,100 gross square foot, one-story accessory maintenance and facility building for the San Francisco Golf Club in an existing Open Area Recreation Area Use, within a RH-1(D) (Residential House, One Family - Detached) Zoning District and 40-X Height and Bulk District (District 7) (Appellant: David Joy on behalf of Friends of St. Thomas More) (Filed March 17, 2025)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos.@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, April 25, 2025.

For any questions about this hearing, please contact our office at bos.legislation@sfgov.org or call (415) 554-5184.


f Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

ll:ak:ams

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
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PROOF OF MAILING

Legislative File No. 250276 and 250280

Description of Items: Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed 1310 Junipero Serra Boulevard Project - Hearing - Appeal of Conditional Use Authorization Approval - 1310 Junipero Serra Boulevard - 535 Notices Mailed

I, Jocelyn Wong, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: April 15, 2025

Time: 9:00 a.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: _____

A handwritten signature in blue ink, appearing to be "JW", written over a horizontal line.

Instructions: Upon completion, original must be filed in the above referenced file.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
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March 21, 2025

File Nos. 250280-250283

Planning Case No. 2023-007010CUA

Received from the Board of Supervisors Clerk's Office, one check, in the amount of Seven Hundred Sixty-Three Dollars (\$763) for the filing fee paid by David Joy for the appeal of Conditional Use Authorization for the proposed 1310 Junipero Serra Boulevard project:

Planning Department By:

Tony Yeung
Print Name

[Signature] 3/24/25
Signature and Date

From: BOS Legislation, (BOS)
To: "friends@stithhomasmores@gmail.com"; "kevin@reubenlaw.com"
Cc: Brad.Russel@stcityattly.org; JENSEN, KRISTEN (CAT); YANG, AUSTIN (CAT); RUIZ-ESQUIDE, ANDREA (CAT); Hillis, Rich (CPC); gibson, Lisa (CPC); Dwyer, Debra (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Switzky, Joshua (CPC); Teague, Corey (CPC); Iam, Tina (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Watty, Elizabeth (CPC); Ionin, Jonas (CPC); Botin, Kurt (CPC); Lamarre, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides: Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject: Appeal of Conditional Use Authorization - Proposed 1310 Junipero Serra Boulevard Project - Appeal Hearing
Date: April 29, 2025
Friday, March 21, 2025 2:38:00 PM
Attachments: image001.png

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **April 29, 2025**, at 3:00 p.m. Please find linked below an appeal letter regarding the proposed 1310 Junipero Serra Boulevard project, and an informational letter from the Clerk of the Board.

[Appeal Letter - March 17, 2025](#)

[Clerk of the Board Letter - March 21, 2025](#)


I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 250280](#)

Best regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

 Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors 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 Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office 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 Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

BOARD of SUPERVISORS



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San Francisco, CA 94102-4689
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TDD/TTY No. (415) 554-5227

March 21, 2025

David Joy
3214 Irving Street
San Francisco, CA 94122

**Subject: File No. 250280 - Appeal of Conditional Use Authorization - Proposed
1310 Junipero Serra Boulevard Project**

Dear Mr. Joy:

Thank you for your appeal filing regarding the proposed project at 1310 Junipero Serra Boulevard. The filing period to appeal the Conditional Use Authorization closed on Monday, March 17, 2025. The Conditional Use appeal was filed with the subscription of five members of the Board of Supervisors, and therefore meets the filing requirements of Planning Code, Section 308.1.

Pursuant to Planning Code, Section 308.1, a hearing date has been scheduled for **Tuesday, April 29, 2025, at 3:00 p.m.**, at the Board of Supervisors meeting.

Please provide to the Clerk's Office by noon:

20 days prior to the hearing:
Wednesday, April 9, 2025

names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and

11 days prior to the hearing:
Friday, April 18, 2025

any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests electronic files be sent to bos.legislation@sfgov.org.



Please feel free to contact our office at bos.legislation@sfgov.org or call (415) 554-5184 if you have any questions.

Very truly yours,

f Angela Calvillo
Clerk of the Board

jw:ll:ak:ams

- c: Brad Russi, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Austin Yang, Deputy City Attorney
Andrea Ruiz-Esquide, Deputy City Attorney
Rich Hillis, Director, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Debra Dwyer, Principal Environmental Planner, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Don Lewis, Environmental Planning, Planning Department
Josh Switzky, Acting Director of Citywide Planning, Planning Department
Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Deputy Zoning Administrator, Planning Department
Dan Sider, Chief of Staff, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Elizabeth Watty, Current Planning Division, Planning Department
Jonas Ionin, Planning Commission Secretary, Planning Department
Kurt Botn, Staff Contact, Planning Department
Julie Lamarre, Executive Director, Board of Appeals
Alec Longaway, Legal Process Clerk, Board of Appeals

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☒ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor inquiries..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Conditional Use Authorization Approval - 1310 Junipero Serra Boulevard

Long Title or text listed:

Hearing of persons interested in or objecting to the approval of a Conditional Use Authorization pursuant to Planning Code, Sections 209.1 and 303 for a proposed project at 1310 Junipero Serra Boulevard, Assessor's Parcel Block No. 7380, Lot Nos. 005 and 036, identified in Planning Case No. 2023-007010CUA, issued by the Planning Commission by Motion No. 21685 dated February 13, 2025, to allow the construction of a 19,100 gross square foot, one-story accessory maintenance and facility building for an existing Open Area Recreation Area Use DBA. (District 7) (Appellant: David Joy on behalf of Friends of St. Thomas More) (Filed March 17, 2025)

Signature of Requestor:

