

File No. 240872

Committee Item No. 6

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: December 9, 2024

Board of Supervisors Meeting: \_\_\_\_\_

Date: \_\_\_\_\_

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- Planning Commission Transmittal – November 13, 2024
- DRAFT Notice of Special Restrictions
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- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: John Carroll

Date: December 5, 2024

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Planning Code, Zoning Map - 30 Van Ness Avenue Special Use District; Amendment of  
2 Agreement for Sale of Real Estate]

3 **Ordinance amending the Planning Code and Zoning Map to create the 30 Van Ness**  
4 **Avenue Special Use District, in the area generally bound by Fell Street to the north,**  
5 **Market Street to the east and south, and Van Ness Avenue to the west; modifying the**  
6 **Notice of Special Restrictions related to inclusionary housing obligations under the**  
7 **Agreement for Sale of Real Estate between the City and 30 Van Ness Development LLC;**  
8 **affirming the Planning Department’s determination under the California Environmental**  
9 **Quality Act; making findings of consistency with the General Plan, and the eight**  
10 **priority policies of Planning Code, Section 101.1; and making public necessity,**  
11 **convenience, and welfare findings under Planning Code, Section 302.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
13 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
14 **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.  
15 **Board amendment additions** are in double-underlined Arial font.  
16 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
17 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
18 subsections or parts of tables.

19 Be it ordained by the People of the City and County of San Francisco:

20 Section 1. Environmental and Land Use Findings.

21 (a) On May 21, 2020, the Planning Commission, in Motion No. 20707, certified the  
22 Final Environmental Impact Report for the Hub Plan, 30 Van Ness Avenue Project, 98  
23 Franklin Street Project, and Hub Housing Sustainability District (“FEIR”) and related actions as  
24 in compliance with the California Environmental Quality Act (“CEQA”) (California Public  
25 Resources Code Sections 21000 et seq.).

1 (b) On May 21, 2020, the Planning Commission conducted a duly noticed public  
2 hearing and, by Resolution No. 20708, adopted findings pursuant to CEQA, including a  
3 mitigation monitoring and reporting program, for the Hub Plan, 30 Van Ness Avenue  
4 Project, 98 Franklin Street Project, and Hub Housing Sustainability District and related  
5 actions. In Ordinance No. 124-20, the Board of Supervisors adopted the Planning  
6 Commission's environmental findings as its own. In accordance with the actions contemplated  
7 in this ordinance, this Board relies on the environmental findings in Resolution No. 20708 and  
8 concurs with the Planning Department's determination that no further environmental review is  
9 required. Copies of Planning Commission Motion No. 20707 and Resolution No. 20708 and  
10 Ordinance No. 124-20 are on file with the Clerk of the Board of Supervisors in File No. 200556  
11 and are incorporated herein by reference.

12 (c) On November 7, 2024, the Planning Commission, in Resolution No. 21642,  
13 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
14 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
15 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
16 the Board of Supervisors in File No. 240872, and is incorporated herein by reference.

17 (d) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
18 amendments will serve the public necessity, convenience, and welfare for the reasons set  
19 forth in Planning Commission Resolution No. 21642, and the Board adopts such reasons as  
20 its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File  
21 No. 240872 and is incorporated herein by reference.

22  
23  
24 Section 2. Background and General Findings.  
25

1 (a) On February 21, 2017, the City and County of San Francisco (“City”) and  
2 Lendlease Development, Inc. entered into an Agreement for Sale of Real Estate (the  
3 purchase and sale agreement, or “PSA”) pursuant to which the City agreed to sell to 30 Van  
4 Ness Development LLC (“Developer”) the parcel of real property at 30 Van Ness Avenue  
5 (Assessor’s Block 0835, Lot 004) (the “Property”). The Board of Supervisors (the “Board” or  
6 “Board of Supervisors”) authorized the City’s execution of the PSA in Resolution No. 95-17.

7 (b) Lendlease Development, Inc. assigned its interest in the PSA Developer  
8 pursuant to an Assignment and Assumption Agreement dated May 5, 2017.

9 (c) Concurrently with the closing of the transaction contemplated under the PSA,  
10 the City conveyed the Property to Developer pursuant to a Grant Deed (Assessor’s Parcel No.  
11 Block 0835 Lot 004) dated May 5, 2017 and recorded in the Official Records of the City as  
12 Document No. 2017-K447786-00.

13 (d) The Notice of Special Restrictions (“NSR”) attached to the PSA as Exhibit I and  
14 recorded against title on the Property as Document No. 2017-K447786-00 in the Official  
15 Records of the City requires Developer to satisfy certain inclusionary housing requirements if  
16 the Property is developed with 25 or more residential units. Specifically, if the Property is  
17 developed with 25 or more residential units, then Developer must satisfy the inclusionary  
18 housing requirements of Planning Code Section 415 et seq. by providing either  
19 (1) inclusionary on-site units in an amount not less than 25% of all residential units  
20 constructed on the Property, or (2) inclusionary off-site units in an amount not less than 33%  
21 of all residential units constructed on the Property.

22 (e) Section 6 of the NSR provides that if Developer does not comply with the  
23 restrictions set forth in the NSR, it shall constitute a violation of the Planning Code. However,  
24 Section 6 further provides that, in the event that the applicable zoning standards (i.e.,  
25 Section 415 et seq.) are “modified so as to be less restrictive and the uses therein restricted

1 are thereby permitted and in conformity with the provisions of the Planning Code,” then the  
2 NSR would no longer be in effect and would be null and void.

3 (f) On October 17, 2018, in connection with its proposed development project on  
4 the Property, Developer submitted applications with the Planning Department for a Downtown  
5 Project Authorization, Conditional Use Authorization, Office Allocation, Shadow Analysis, and  
6 Transportation Demand Management.

7 (g) On May 21, 2020, the Planning Commission adopted Motion  
8 Nos. 20714, 20717, 20718, and 20719, approving the entitlements for the Original Project and  
9 authorizing Developer to construct a new 47-story mixed-use building reaching a roof height  
10 of up to 520 feet (540 feet inclusive of rooftop screening/mechanical equipment) (the “Original  
11 Project”). The Original Project includes a gross floor area of approximately 720,000 square  
12 feet, with approximately 468,000 gross square feet of residential uses (333 dwelling units)  
13 within a tower situated atop a 9-story podium containing approximately 21,000 gross square  
14 feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade  
15 levels that would accommodate up to 146 vehicle parking spaces and 5 car share spaces. In  
16 accordance with the requirements of the NSR, 25% of the units in the Original Project were to  
17 be provided as on-site inclusionary units in satisfaction of Planning Code Section 415 et seq.

18 (h) Developer commenced construction of the Original Project on July 18, 2022 and  
19 paid all development impact fees in connection therewith on March 14, 2023, which impact  
20 fees totaled \$41,000,577.28. After diligently pursuing construction of the Original Project for  
21 16 months, Developer halted construction due to feasibility concerns.

22 (i) The Developer and City have worked over the last year to identify modifications  
23 that will improve financial feasibility and expedite delivery of the Original Project. Factors such  
24 as increases in construction and labor costs, rising interest rates, and a slowing of the real  
25 estate market have caused the Original Project to halt construction. However, advancing the

1 Project is critical to meeting the City’s housing production goals and to contribute to the City’s  
2 economic recovery by generating jobs and growth in tax revenue.

3 (j) San Francisco is facing a shortage of all types of housing. To meet San  
4 Francisco's share of the regional need for housing between 2023-2031, the City must  
5 accommodate over 82,000 units, including 46,598 units for extremely low-, very low-, low- and  
6 moderate-income households. The Inclusionary Housing Program, Planning Code  
7 Section 415 et seq., is an important part of the City's overall strategy for providing affordable  
8 housing to very low-, low-, moderate-, and middle-income households, and has created more  
9 than 3,300 units since its inception. But the success of the Inclusionary Housing Program is  
10 contingent on the overall feasibility of residential development. For that reason, Planning  
11 Code Section 415.10 requires periodic review of the program's requirements.

12 (k) From October 2022 through April 2023, the Controller and the Affordable  
13 Housing Technical Advisory Committee (“TAC”) reviewed the feasibility of the City’s  
14 inclusionary affordable housing obligations and found that none of the development  
15 prototypes studied were financially feasible at the inclusionary housing rates in the Planning  
16 Code. The findings suggested that residential development was, broadly speaking, not  
17 financially feasible under current economic conditions at then-current inclusionary housing  
18 rates.

19 (l) On October 2, 2023, after Developer’s payment of development impact fees for  
20 the Original Project, the Board of Supervisors adopted Ordinance No. 201-23, which amended  
21 the Planning Code by lowering the inclusionary housing requirements under Section 415 et  
22 seq. to require “pipeline” projects in the same Planning Code use district as the Property to  
23 provide 12% of their units as affordable. The ordinance also reduced most impact fees  
24 by 33% with the purpose of improving the financial feasibility of both market rate and  
25 affordable housing (the “TAC Legislation”). The TAC Legislation also allows project sponsors

1 to delay payment of impact fees until after project construction, rather than at issuance of the  
2 first construction document.

3 (m) The TAC Legislation allows “pipeline” projects to qualify for its reductions in  
4 impact fee rates and inclusionary housing requirements only if the subject project received a  
5 “first construction document” (for the Original Project, the first addendum to its site permit)  
6 after November 1, 2023. The Original Project did not benefit from the TAC Legislation’s  
7 reduction of impact fee rates because Developer obtained its first construction document  
8 before November 1, 2023.

9 (n) Developer paid impact fees prior to the 33% fee reduction and fee payment  
10 deferral, and began to construct the Project as part of its effort to advance an important new  
11 development in the Market and Octavia Area Plan. The Developer is not able to take  
12 advantage of the reductions afforded by the citywide TAC Legislation and has now halted  
13 construction of the Project.

14 (o) Developer seeks to modify the Original Project (as modified, the “Project”) to  
15 improve its financial feasibility. Developer proposes to reallocate 18,805 square feet of  
16 approved retail space to office space, which increase will require Developer to obtain a “large  
17 cap” office allocation for the project under Planning Code Section 322. To improve feasibility  
18 of the Project and in consideration of the impact fees already paid, Developer requests that  
19 the City (1) waive the requirements of Planning Code Section 415 et seq. for the Project  
20 through the creation of a new Special Use District applicable to the Property, and (2) modify  
21 the requirements of the NSR.

22  
23 Section 3. Article 2 of the Planning Code is hereby amended by adding Section 249.99,  
24 to read as follows:

1           **SEC. 249.99. 30 VAN NESS AVENUE SPECIAL USE DISTRICT.**

2           (a) Purpose. In order to facilitate the development of a residential mixed-use project generally  
3 consistent with the policies of the Market and Octavia Area Plan, there shall be the 30 Van Ness  
4 Avenue Special Use District, consisting of Assessor's Parcel Block No. 0835, Lot No. 004. The  
5 boundaries of the 30 Van Ness Avenue Special Use District are designated on Sectional Map No. SU07  
6 of the Zoning Map. The 30 Van Ness Avenue Special Use District is subject to Planning Code Section  
7 405, which requires the refund of development fees in situations where a site permit is abandoned,  
8 expires, is withdrawn, or is cancelled, such that it will be necessary to obtain a new permit to carry out  
9 any new work on the development project.

10           (b) Applicability. The provisions of this Special Use District shall only apply to a project that  
11 meets the following requirements:

12                   (1) a site permit or First Construction Document has been issued for the project, and  
13 work thereunder has commenced, prior to August 1, 2024;

14                   (2) the site permit or First Construction Document in subsection (b)(1) has not been  
15 affirmatively abandoned with an intent not to resume work thereunder; has not expired; has not been  
16 canceled; and/or has not been withdrawn; and

17                   (3) the project is consistent with the applicable provisions of the Planning Code in effect  
18 as of August 1, 2024, inclusive of any variance, modifications, or exceptions granted under the  
19 Planning Code, including without limitation, any modifications to a project pursuant to Section 206.6.

20           (c) Controls. Applicable provisions of the Planning Code shall apply to the 30 Van Ness  
21 Avenue Special Use District except as otherwise provided in this Section 249.99. In the event of a  
22 conflict between other provisions of the Planning Code and this Section, this Section shall control.

23           (d) Inclusionary Housing Requirements. The provisions of Section 415 et seq. as amended or  
24 replaced from time to time, shall not apply to projects in the 30 Van Ness Avenue Special Use District.  
25 Notwithstanding the preceding sentence, any on-site affordable units provided in the project under any



1 other state or local program, including those programs set forth in Section 206 et seq., shall comply  
2 with applicable program requirements, including but not limited to, the requirement to enter a  
3 Regulatory Agreement with the City pursuant to Section 206.6(f), as amended from time to time, and  
4 any other adopted policies or procedures generally applicable to on-site affordable units, including the  
5 Procedures Manual.

6 (e) **Accessory Parking.** The provisions of Section 249.33(b)(10) shall apply to projects in the  
7 30 Van Ness Avenue Special Use District regardless of whether any such project provides 25% or more  
8 on-site affordable housing units as defined in Section 415.

9 (f) **Refund of Development Impact Fees.** The City shall refund development impact fees under  
10 Section 405 if the site permit or First Construction Document in subsection (b)(1) has been  
11 affirmatively abandoned with an intent not to resume work thereunder; has expired; has been canceled;  
12 and/or has been withdrawn. Any fees to be refunded under Section 405 shall be refunded to the project  
13 sponsor within 180 days of the request.

14 (g) **Sunset Provision.** This Planning Code Section 249.99, shall expire by operation of law at  
15 the earlier of (1) the City’s refund of development impact fees under Section 405; (2) upon issuance of  
16 a Temporary Certificate of Occupancy; or (3) upon issuance of a Certificate of Final Completion by  
17 the Department of Building Inspection for the project in subsection (b)(1). Upon expiration of this  
18 Section 249.99, the City Attorney is authorized to cause its provisions to be removed from the Planning  
19 Code and the Zoning Map.

20  
21 Section 4. Zoning Map. The Planning Code is hereby amended by revising Special  
22 Use District Map SU01 of the Zoning Map of the City and County of San Francisco, as follows:  
23

Description of Property	Special Use District Hereby Approved
Assessor’s Parcel Block 0835, Lot 004	30 Van Ness Avenue Special Use District

1           Section 5. Modification of NSR. Given (i) the need to improve the Project's feasibility so  
2 as to generate more housing in the Market and Octavia Area Plan, (ii) Developer's payment of  
3 over \$40,000,000 in impact fees for the Original Project, and (iii) that Section 6 of the NSR  
4 authorizes termination or modification of the requirements therein in light of the TAC  
5 Legislation, the Board of Supervisors approves Developer's request to modify the NSR to  
6 waive the inclusionary housing obligations of the NSR if the project meets the requirements  
7 set forth in Planning Code Section 249.99. The modified NSR shall be substantially in  
8 conformance with the Modified NSR in Board File No. 240872. The Modified NSR shall  
9 become effective immediately upon the effective date of this ordinance.

10  
11           Section 6. Effective Date. This ordinance shall become effective 30 days after  
12 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
13 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
14 of Supervisors overrides the Mayor's veto of the ordinance.

15  
16           Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
17 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
18 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
19 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
20 additions, and Board amendment deletions in accordance with the "Note" that appears under  
21 the official title of the ordinance.

22  
23           Section 8. Sunset Provision. As stated in Planning Code Section 249.99, enacted in  
24 Section 3 of this ordinance, the 30 Van Ness Avenue Special Use District, and the  
25 corresponding Zoning Map amendments in Section 4 of this ordinance, shall expire by

1 operation of law at the earlier of either (a) the City’s refund of development impact fees for the  
2 site permit or First Construction Document in Section 249.99(b)(1) pursuant to Planning Code  
3 Section 405; (b) upon issuance by the Department of Building Inspection of a Temporary  
4 Certificate of Occupancy for the project in Planning Code Section 249.(b)(1); or (c) upon  
5 issuance by the Department of Building Inspection of a Certificate of Final Completion for the  
6 project in Planning Code Section 249.99(b)(1). Upon expiration of this ordinance, the City  
7 Attorney is authorized to cause Planning Code Section 249.99 to be removed from the  
8 Planning Code and the Special Use District from the Zoning Maps.

9  
10  
11 APPROVED AS TO FORM:  
12 DAVID CHIU, City Attorney

13 By: /s/ Audrey Pearson  
14 AUDREY W. PEARSON  
15 Deputy City Attorney

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**LEGISLATIVE DIGEST**

[Planning Code, Zoning Map - 30 Van Ness Avenue Special Use District; Amendment of Agreement for Sale of Real Estate]

**Ordinance amending the Planning Code and Zoning Map to create the 30 Van Ness Avenue Special Use District, in the area generally bound by Fell Street to the north, Market Street to the east and south, and Van Ness Avenue to the west; modifying the Notice of Special Restrictions related to inclusionary housing obligations under the Agreement for Sale of Real Estate between the City and 30 Van Ness Development LLC; 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.**

Existing Law

Planning Code Section 415 et seq, the Inclusionary Housing Ordinance, requires projects to pay a development impact fee, which is used by the Mayor’s Office of Housing and Community Development to construct affordable housing projects in San Francisco. Housing developers may also elect to provide affordable units within the project (on-site units), or provide off-site affordable units. The amount of the fee, or the number of required on-site or off-site units varies depending on, among other factors, when the project was proposed, when it is approved, and where the project is located.

Planning Code Section 249.33(b)(10), the accessory parking provisions of the Van Ness & Market Residential Special Use District, allows projects that provide more than 25% on-site affordable units to jointly use accessory residential parking and accessory non-residential parking in certain circumstances.

Planning Code section 405 allows a project sponsor to seek a refund of development impact fees if a building or site permit is canceled or withdrawn, or if the permit expires prior to completion of work and commencement of occupancy, such that it will be necessary to obtain a new permit to carry out any work.

In February 2017, the Board of Supervisors authorized a Purchase and Sale Agreement of the property at 30 Van Ness Avenue, which included a requirement that the purchaser provide 25% of residential units as on-site inclusionary units, or pay a fee equivalent to a 33% on-site requirement. The inclusionary requirement was memorialized in a Notice of Special Restrictions on the property.

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### Amendments to Current Law

This ordinance would amend the Planning Code to create a special use district for 30 Van Ness Avenue. Projects in the special use district (“SUD”) must have had a building permit or site permit prior to August 1, 2024. Such projects would need to comply with the Planning Code except as stated in the SUD. In particular, eligible projects would not be subject to the requirements of Section 415, the Inclusionary Affordable Housing Program; and accessory non-residential parking could be used jointly with accessory residential parking even if a project did not provide 25% on-site affordable units.

The SUD would expire by operation of law at the earlier of the City providing a refund of development impact fees, issuance of a Temporary Certificate of Occupancy, or issuance of a Certificate of Final Completion.

The ordinance would modify the Notice of Special Restrictions on 30 Van Ness Avenue to remove the 25% on-site/33% fee affordable housing requirement.

### Background Information

In May 2020, the City approved a mixed-use residential and office project at 30 Van Ness Avenue, with 333 dwelling units, 25% of which would be affordable units (consistent with the NSR on the property noted above). The project sponsor later obtained a site permit, paid over \$41 million in development impact fees, and began construction. The developer halted construction in approximately November 2023, due to feasibility concerns.

Based on recommendations from the Controller and the Affordable Technical Advisory Committee, in October 2023, the City reduced the inclusionary housing requirements for certain projects, and reduced most development impact fees by 33%. Because the project at 30 Van Ness Avenue had already started construction, it was not eligible for the inclusionary housing or fee reductions.

This special use district is designed to improve the financial feasibility of development at 30 Van Ness Avenue. Projects with a site permit issued prior to August 2024 (i.e. the current project, or a modification of the current project that is consistent with the Planning Code) would not have to comply with the Inclusionary Housing Program, but also would not be eligible for a refund of development impact fees. The SUD expires if the current project is issued a refund of development impact fees, or after construction, whichever occurs first. Therefore, a new project would be subject to the applicable requirements of the Inclusionary Housing Program. In either case, the requirement in the NSR on 30 Van Ness Avenue to provide 25% on-site units or pay a 33% fee, would be removed.

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November 13, 2024

Ms. Angela Calvillo, Clerk  
Honorable Mayor Breed  
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 2024-008290PCA:**  
30 VAN NESS AVE  
Board File No. 240872

**Planning Commission Recommendation: Approval**

Dear Ms. Calvillo and Mayor Breed,

On November 7, 2024, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Dorsey. The proposed ordinance would establish Planning Code Section 249.99 as the 30 Van Ness Special Use District and amending the Agreement for Sale of Real Estate for the 30 Van Ness project. At the hearing, the Planning Commission adopted a recommendation for approval.

The Planning Department analyzed the project and found that no additional environmental review was necessary beyond the environmental review conducted under an Environmental Impact Analysis completed in 2020 for the same project. On October 8, 2024, the Planning Department published a memorandum to file.

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: Audrey Pearson, Deputy City Attorney  
Madison Tam, Aide to Supervisor Dorsey  
Lisa Gluckstein, Aide to Mayor Breed  
John Carroll, Office of the Clerk of the Board

**ATTACHMENTS :**

Planning Commission Resolution  
Planning Department Executive Summary



# PLANNING COMMISSION RESOLUTION NO. 21642

**HEARING DATE: NOVEMBER 7, 2024**

*Project Name:* 30 Van Ness Avenue Special Use District; Amendment of Agreement for Sale of Real Estate  
*Case Number:* 2024-008290PCA/ MAP [Board File No. 240872]  
*Initiated by:* Mayor Breed and Supervisor Dorsey / Introduced September 10, 2024  
*Staff Contact:* Monica Giacomucci, District 6 Team  
[monica.giacomucci@sfgov.org](mailto:monica.giacomucci@sfgov.org), 628-652-7414  
*Reviewed by:* Aaron D Starr, Manager of Legislative Affairs  
[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org), 628-652-7533

**RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE AND ZONING MAP TO CREATE THE 30 VAN NESS AVENUE SPECIAL USE DISTRICT, IN THE AREA GENERALLY BOUND BY FELL STREET TO THE NORTH, MARKET STREET TO THE EAST AND SOUTH, AND VAN NESS AVENUE TO THE WEST; MODIFYING THE NOTICE OF SPECIAL RESTRICTIONS RELATED TO INCLUSIONARY HOUSING OBLIGATIONS UNDER THE AGREEMENT FOR SALE OF REAL ESTATE BETWEEN THE CITY AND 30 VAN NESS DEVELOPMENT LLC; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; ADOPTING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1; AND ADOPTING PUBLIC NECESSITY, CONVENIENCE, AND WELFARE FINDINGS UNDER PLANNING CODE SECTION 302.**

WHEREAS, on September 10, 2024, Supervisor Dorsey introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 240872, which would amend the Planning Code to create the 30 Van Ness Avenue Special Use District (hereinafter the "30 Van Ness SUD"), amend Zoning Map SU01 to add the 30 Van Ness SUD, and modify the Notice of Special Restrictions related to inclusionary housing obligations under the Agreement for Sale of Real Estate between the City and 30 Van Ness Development LLC;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on November 7, 2024; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c); and



WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval** of the proposed ordinance. The Commission's proposed recommendation(s) is/are as follows:

## 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:

The proposed Ordinance will facilitate the redevelopment of a keystone parcel located at the prominent crossroads of two of the City's most important streets (Market Street and Van Ness Avenue), building on numerous polices that support a vision for the area as a vibrant, new mixed-use neighborhood. The proposed ordinance will further one of the overarching goals of the Market and Octavia Area Plan Amendment by generating dense housing near public transit service.

## General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

### COMMERCE AND INDUSTRY ELEMENT

#### OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

##### Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

*The proposed Ordinance will support development of a project that has already paid significant impact fees to the City and that provides other benefits to the City through the generation of dense housing near public*

*transit service and the creation of significant employment opportunities with the addition of office space and various ground-floor retail uses. The Project will not have substantial undesirable consequences that cannot be mitigated.*

## **OBJECTIVE 2**

**MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.**

### **Policy 2.1**

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

*The proposed Ordinance will support development of a project that expands existing commercial uses with the addition of office space and ground-floor retail uses. Such Project will also bring additional residents to the neighborhood, thus increasing the customer base of existing commercial uses in the area. The Project would not displace any existing industrial uses.*

## **HOUSING ELEMENT**

### **OBJECTIVE 4.C**

**DIVERSIFY HOUSING TYPES FOR ALL CULTURES, FAMILY STRUCTURES, AND ABILITIES  
POLICY 27**

### **Policy 30**

Improve coordination, alignment, shared mission, and functionality of post-entitlement permit processes across agencies and jurisdictions to speed housing construction starts after approvals, especially for 100% affordable housing and development agreements.

*The proposed Ordinance will support development of a mixed-use residential project that received post-entitlement permits, commenced construction, and subsequently halted construction due to feasibility concerns.*

## **Planning Code Section 101 Findings**

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

*The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve

the cultural and economic diversity of our neighborhoods;

*The proposed Ordinance would not have a negative effect on housing or neighborhood character.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The proposed Ordinance would increase the overall supply of housing in the City and would support development of a project that paid significant impact fees in support of affordable housing development in the City. Thus, the proposed Ordinance would not have an adverse effect on the City's existing supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

5. 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 Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*The proposed Ordinance would not have an adverse effect on the City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.*

8. That our parks and open space and their access to sunlight and vistas be protected from development;

*The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

**Planning Code Section 302 Findings.**

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 7, 2024.



**Jonas P Ionin** Digitally signed by Jonas P Ionin  
Date: 2024.11.12 12:31:02 -08'00'

Jonas P. Ionin  
Commission Secretary

AYES: Braun, McGarry, Williams, Moore, So  
NOES: Imperial  
RECUSED: Campbell  
ADOPTED: November 7, 2024



# EXECUTIVE SUMMARY

## DOWNTOWN PROJECT AUTHORIZATION OFFICE DEVELOPMENT AUTHORIZATION PLANNING CODE AND MAP AMENDMENT

**HEARING DATE: NOVEMBER 7, 2024**

*Record No.:* **2024-008290DNX/OFA/MAP/PCA**  
*Project Address:* **30 Van Ness Avenue**  
*Zoning:* C-3-G (Downtown General Commercial) Zoning District  
120/400-R-2 // 140/520-R-2 Height and Bulk District  
Van Ness & Market Residential Special Use District  
Priority Equity Geographies Special Use District  
Downtown and Market & Octavia Plan Areas  
*Block/Lot:* 0835/004  
*Project Sponsor:* 30 Van Ness Development, LLC  
c/o Pat Hanlon  
111 Sutter Street, 18<sup>th</sup> Floor  
San Francisco, CA 94104  
*Property Owner:* 30 Van Ness Development, LLC  
111 Sutter Street, 18<sup>th</sup> Floor  
San Francisco, CA 94104  
*Staff Contact:* Monica Giacomucci – (628) 652-7414  
[monica.giacomucci@sfgov.org](mailto:monica.giacomucci@sfgov.org)  
*Environmental Review:* Memorandum to File – [Final Environmental Impact Report](#)

**RECOMMENDATION: Approval with Conditions**

### Project Description

The proposed project (“Project” or “Modified Project”) represents modifications to a previously approved mixed-use development project (“Initial Project”) that was approved by the Planning Commission on May 21,

2020, through Downtown Project Authorization Motion No. 20717, Conditional Use Authorization Motion No. 20718, and Office Development Authorization No. 20719. The Project Sponsor obtained a site permit in August of 2021 and commenced construction of the Initial Project in July 2022, but halted construction approximately sixteen months later due to feasibility concerns.

The Project's modifications include: (1) removing the requirement to provide on-site inclusionary affordable units pursuant to a proposed "30 Van Ness Avenue Special Use District"; and 2) adding 18,805 square feet of additional office space located on a portion of the second floor previously approved as retail and building support/mechanical space. The removal of the retail area on the second floor eliminates the requirement for Conditional Use Authorization. No other changes to the approved building's bulk, setbacks, parking, number of dwelling units, or open space program are proposed.

As modified, the Project would include a total gross floor area of approximately 722,000 square feet, with 467,107 gross square feet of Residential use (333 dwelling units) within a tower situated atop a 9-story podium containing 252,905 gross square feet of General Office Use, 6,414 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and five car-share spaces provided for the Residential and Office uses. The Project includes 1,555 square feet of privately-owned public open space (POPOS), and a publicly-accessible ground-floor lobby, with Micro Retail spaces to help activate the overall ground-floor space. The Project would contain a mix of 21 studio units, 104 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units.

## Required Commission Action

In order for the Project to proceed, the Commission must approve a Downtown Project Authorization, pursuant to Planning Code Section 309, to modify conditions of a previously-approved project and approve change in Gross Floor Area totals for the Office and Retail uses proposed.

The Commission must also grant an Office Development Authorization, pursuant to Planning Code Sections 320 through 325, to authorize up to 70,000 gross square feet of general office use for the modified Project.

The Commission must also approve Planning Code and Map Amendments to establish the 30 Van Ness Avenue Special Use District, which would waive the requirements of Planning Code Section 415 for the Project.

## Issues and Other Considerations

- **Public Comment & Outreach.**

**Support/Opposition:** The Department has received correspondence from one community organization, the Civic Center Community Business District (CCCBD), and one local business, Mr. Tipple's Jazz Club, expressing support for the Modified Project. Both correspondents cite the Modified Project's potential to bring new users to the surrounding area as a significant benefit, especially given the challenging post-pandemic economic environment. Further, CCBD stated that the Project supports the organization's mission, and would enhance public safety on the Van

Ness corridor.

- **Outreach:** As part of the overall outreach program of the Initial Project, the Project Sponsor coordinated with individual stakeholders and local community groups. Various organizations and businesses shared letters of support with the Planning Commission prior to their approval of the Initial Project, including but not limited to: Bo’s Flowers; Civic Center Community Benefit District; Corridor Restaurant; International Association of Sheet Metal, Air, Rail and Transportation Workers (Sheet Metal Workers’ Local Union No. 104); Intersection for the Arts; United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry (Local Union No. 38); Sprinkler Fitters and Apprentices (Local No. Union 483); San Francisco Bicycle Coalition; United Brotherhood of Carpenters and Joiners of America (Local Union No. 22); and Walk San Francisco.

In pursuit of the Modified Project, the Project Sponsor has reached out to stakeholders that participated in the approval process for the Initial Project and updated them on the proposed changes to the Project.

- **Project Updates.** The Modified Project would preserve the height, bulk, and massing of the Initial Project, and would adjust the total office and retail square footages within the same building envelope. The following table details modifications to the Initial Project approved by the Commission in May 2020:

**Table 1: Comparison of Project Characteristics (initial and modified Projects)**

Building Areas	Initial Project (2020)	Modified Project (2024)	Net Change
	Gross Square Feet		
Residential	467,107	467,107	No change
Office	234,100	252,905	+18,805
Retail	21,000	6,414	-14,586
Public Open Space (POPOS)	1,555	1,555	No change
Dwelling Units	Units		
Studio	28	21	-7
One Bedroom	97	104	+7
Two Bedroom	161	161	No change
Three Bedroom	47	47	No change
Total Dwelling Units	333	333	No change
Project Features	Amounts		
Number of Buildings	1	1	No change
Height (roof)	520'	520'	No change
Number of Stories	47	47	No change
Off-Street Vehicular Parking Spaces	146	146	No change

Carshare Spaces	5	5	No change
Off-Street Loading Spaces	6	6	No change
Class 1 Bicycle Spaces	300	300	No change
Class 2 Bicycle Spaces	72	72	No change
Total Bicycle Spaces	372	372	No change

- 30 Van Ness Avenue Special Use District.** The Initial Project contained a total of 333 dwelling units. Compliance with the Inclusionary Affordable Housing Program (Planning Code Section 415) for the Initial Project was dictated by terms stipulated within a Purchase and Sale Agreement executed on February 21, 2017. The Agreement required the Initial Project to provide either: (1) a minimum 25% affordable on-site units; (2) a minimum 33% affordable off-site units; or (3) a combination of the other two options. The Initial Project satisfied the requirement through the on-site alternative option, with a total of 83 affordable units provided.

Based on recommendations from the Controller and the Affordable Technical Advisory Committee (TAC), on September 5, 2023, the Board of Supervisors approved legislation to temporarily reduce the Inclusionary Affordable Housing requirements for certain residential projects to improve the feasibility of residential development. These “Pipeline Projects” are defined as residential projects that have been finally approved by November 1, 2023, and have not been issued a first construction document or paid impact fees prior to November 1, 2023. Pipeline Projects are also eligible for a 33% reduction of most development impact fees. However, because the Initial Project had paid over \$41 million in development impact fees, secured an issued first construction document, and already commenced construction in July of 2022, it was not eligible for the inclusionary housing or development impact fee reductions as a Pipeline Project.

The proposed 30 Van Ness Special Use District (SUD) (Board File No. 240872; future Planning Code Section 249.99) was introduced by Supervisor Dorsey and Mayor Breed on September 10, 2024, and is intended to improve the financial feasibility of the Initial Project and provide parity with similar projects which benefit from Pipeline Project status.

Under the proposed legislation, the current Project would be allowed to recommence construction under the already-approved site permit, but would not be required to comply with the Inclusionary Affordable Housing Program, provided that the Project would be ineligible for any refund of any portion of the \$41 million in already-paid development impact fees.

The fees paid to date have already been accepted by the City and disbursed as required. Several of the development impact fees paid by the Initial Project fund affordable housing in the immediate vicinity of the Project Site, including the Market and Octavia Area Plan Affordable Housing Fee and the Jobs-Housing Linkage Fee, and the City has already allocated monies from the Project Sponsor’s \$41M payment into these funds. Because the Initial Project complied with the Inclusionary Affordable Housing Program through the provision of on-site affordable units, no fee payment was required for compliance with Planning Code Section 415 at the time of site permit issuance. Therefore, since the Project Sponsor has already paid all other development impact fees, the removal of the requirement to comply with the Inclusionary Affordable Housing Program is an exclusive means of providing financial parity with the



Pipeline discounts available to other, comparable projects.

The proposed SUD applies only to the current Project. Only the current Project, which relies upon the issued site permit for the Initial Project, is eligible for the proposed waiver of the requirements of the Inclusionary Affordable Housing Program. Should another developer propose a different project at the Project Site, that project would be subject to the applicable requirements of the Inclusionary Affordable Housing Program. In either case, the requirement in the Notice of Special Restrictions related to the Initial Project's 25% on-site inclusionary housing obligations under the Agreement for Sale of Real Estate between the City and Project Sponsor would be removed.

Therefore, the modified Project requires an amendment to the Planning Code and Zoning Map to create the 30 Van Ness Avenue Special Use District. The findings for the proposed ordinance summarizes the Project's history, including the substantial impact fees the Project Sponsor has already paid to the City beyond what it otherwise would have paid if it had deferred commencement of construction.

- **Downtown Project Authorization.** The modifications to the Project require approval of a new Downtown Project Authorization, because a new DNX entitlement is the only mechanism available to modify the conditions of approval for a previously-approved DNX, as well as the approved square footage of uses. The current proposal would not modify any of the four exceptions previously approved by the Commission under Motion No. 20717. Because the height, bulk, and massing of the Project have not changed.
- **Office Development Authorization.** In May of 2020, the Initial Project received a "Small Project Allocation" authorizing up to 49,999 gross square feet of office space through Office Development Authorization Motion No. 20719. Because the modified Project would add 18,805 gross square feet of additional office space, the Project now requires a "Large Project Allocation" (*i.e.*, an authorization for more than 49,999 square feet of office space) that would authorize up to 70,000 gross square feet of general office use for the Project.

As of October 31, 2024, 2,531,963 square feet of office space is available for allocation within the Large Cap during this Approval Period. With the allocation of up to 70,000 square feet of net new office space to the Project, 2,461,963 square feet would be available for allocation. The proposal therefore represents an allocation of approximately 3% percent of the Large Cap office space currently available. Should the Commission approve the requested Large Project Allocation, the approval motion would return the previously granted 49,999 gross square foot Small Project Allocation to the Small Cap, which currently contains 480,693 gross square feet. If the Office Development Authorization is approved and the 49,999 gross square feet returned, the Small Cap would contain 530,692 gross square feet of office use, representing an increase of approximately 10%.

- **Additional Environmental Review.** Department staff have issued a Memorandum to File to the Final Environmental Impact Report certified on May 21, 2020. Included below are links to the previously-issued

and current environmental determinations.

## Environmental Review

The Project has undergone environmental review pursuant to the California Environmental Quality Act (“CEQA”) and Chapter 31 of the San Francisco Administrative Code. On May 21, 2020, the Commission reviewed and considered the FEIR for Project Sponsor’s initial proposal and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code. The FEIR was certified by the Commission on May 21, 2020 by adoption of its Motion No. 20707. On May 21, 2020, the Commission made and adopted findings of fact and decisions regarding the initial proposal’s description and objectives, significant impacts, significant and unavoidable impacts, mitigation measures and alternatives, and a statement of overriding considerations, including adoption of a Mitigation Monitoring and Reporting Program (“MMRP”) based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. (“CEQA”), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. (“CEQA Guidelines”), Sections 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”) by its Motion No. 20708. The Commission adopted these findings as required by CEQA, separate and apart from the Commission’s certification of the FEIR, which the Commission certified prior to adopting these CEQA findings. On October 15, 2024, the Department issued a Memorandum to File regarding the Project and determined that the Project’s modifications to the initial proposal do not warrant additional environmental review.

A link to the CEQA records for the Project is included here: [Final Environmental Impact Report](#).

## Basis for Recommendation

The Department finds that the modified Project is, on balance, consistent with the Market and Octavia Area Plan and the Objectives and Policies of the General Plan. The Project would redevelop a keystone parcel located at the prominent crossroads of two of the City’s most important streets (Market Street and Van Ness Avenue), building on numerous policies that support a vision for the Market and Octavia Area Plan as a vibrant, new mixed-use neighborhood. In so doing, the Project would add a significant amount of housing (333 dwelling units) to a site that is currently undeveloped, well-served by existing and future transit, and is within walking distance of substantial goods and services, while also providing approximately 252,905 gross square feet of office use and ground floor retail. These office and retail uses will provide new employment opportunities within an intense, walkable urban context. The Project itself is designed to contribute an complementary massing to the City’s skyline as shaped by the cluster of new and proposed high-rise buildings anticipated in the Market and Octavia Area Plan. Given the benefits described above, the Department further finds that the proposed Planning Code and Zoning Map Amendment to create the 30 Van Ness Avenue Special Use District would be made in furtherance of the public necessity, convenience and general welfare.

## **Attachments:**

- Draft Motion – Downtown Project Authorization with Conditions of Approval
- Draft Motion – Office Development Authorization with Conditions of Approval
- Draft Resolution – Planning Code and Zoning Map Amendment
- Exhibit A – Plans and Renderings
- Exhibit B – Planning Commission Motion No. 20717 for Downtown Project Authorization (approved May 21, 2020)
- Exhibit C - 30 Van Ness Avenue Special Use District (Board File 240872) Draft Legislation
- Exhibit D – Environmental Determination (Memorandum to File dated October 8, 2024)
- Exhibit E – Project MMRP from FEIR approved May 21, 2020
- Exhibit F – Land Use Data
- Exhibit G – Maps and Context Photos
- Exhibit H – Project Sponsor Brief
- Exhibit I – Anti-Discriminatory Housing Affidavit
- Exhibit J – First Source Hiring Affidavit

**FREE RECORDING PURSUANT TO  
GOVERNMENT CODE SECTION 27383  
REQUEST BY AND WHEN RECORDED  
RETURN TO:**

Mayor's Office of Housing and Community Development  
City and County of San Francisco  
One South Van Ness Avenue, 5<sup>th</sup> Floor  
San Francisco, CA 94103

Property Address:  
30 Van Ness Avenue,  
San Francisco, CA 94102

(Space Above This Line For Recorder's Use)

APN 0835/004

**NOTICE OF SPECIAL RESTRICTIONS UNDER PLANNING CODE**

The undersigned, 30 VAN NESS DEVELOPMENT LLC, a Delaware limited liability company ("Owner"), the owner of that certain real property situated in the City and County of San Francisco, State of California ("City") more particularly described on the attached sheet marked 'Schedule A' (the "Property")

**BEING ASSESSOR'S BLOCK 0835, LOT 004  
COMMONLY KNOWN AS: 30 VAN NESS AVENUE**

hereby gives notice (this "Notice") that there are special restrictions on the use of the Property under Part II, Chapter II of the San Francisco Municipal Code ("Planning Code").

Said restrictions consist of provisions included in Ordinance No. \_\_\_\_\_, creating Planning Code Section 249.\_\_\_\_ (the "30 Van Ness Avenue SUD"), and supersede and replace in their entirety the restrictions set forth in that certain Notice of Special Restrictions Under Planning Code recorded in the Official Records of the City on May 5, 2017 as Document No. 2017447789 (the "Prior Notice"). For the avoidance of doubt, Exhibit I of that certain Agreement for Sale of Real Estate dated February 21, 2017, between the City and Lendlease Development Inc., a Delaware corporation, is hereby deleted in its entirety and replaced with this Notice.

**The restrictions and conditions of which notice is hereby given are:**

1. Exemption from Inclusionary Housing Obligations. Owner, on behalf of itself and its successors and assigns, its and their tenants and licensees, and all persons claiming by and through them (the "Owner Parties"), agrees and covenants with the City, its successors and assigns, and for the benefit of the City, that for so long as the Owner Parties comply with the 30 Van Ness Avenue SUD, the provisions of Planning Code Section 415 *et seq.*, as amended or replaced from time to time, shall not apply to any project at the Property meeting the applicability requirements of Planning Code

Section 249.\_\_(b); provided, however, that any on-site affordable units provided in a project at the Property under any other state or local program, including those programs set forth in Planning Code Section 206 *et seq.*, shall be subject to the requirements of Planning Code Section 249.\_\_(d).

2. Inclusionary Housing Obligations in Event of Site Permit Withdrawal, Abandonment, or Expiration. Should the site permit or First Construction Document for a project at the Project described in Section 249.\_\_(b)(1) be affirmatively abandoned by the Owner Parties without an intent to resume work thereunder, expire, or be withdrawn, cancelled, or otherwise terminated by the Owner Parties or the Department of Building Inspection, then the then-applicable requirements of Planning Code Section 415 *et seq.* shall apply to the Property, notwithstanding any provision of the Prior Notice.

The use of the Property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded in the Official Records by the Zoning Administrator of the City; except that in the event that the zoning standards above are modified so as to be less restrictive and any uses herein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this Notice would no longer be in effect and would be null and void.

**(Signature page and notary acknowledgements follow)**

**30 VAN NESS DEVELOPMENT LLC,  
a Delaware limited liability company**

**By: Lendlease Development Inc.,  
a Delaware corporation,  
its sole member**

**By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_**

**CERTIFICATE OF ACKNOWLEDGMENT**  
**OF NOTARY PUBLIC**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
--

State of California )  
County of San Francisco )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public,  
personally appeared \_\_\_\_\_, who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or  
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

**SCHEDULE A**

**Legal Description of Property**

[attached]



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  
TDD/TTY No. (415) 554-5227

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## MEMORANDUM

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Date: September 18, 2024  
To: Planning Department/Planning Commission  
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 240872  
Planning Code, Zoning Map - 30 Van Ness Avenue Special Use District; Amendment of Agreement for Sale of Real Estate

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- California Environmental Quality Act (CEQA) Determination  
(*California Public Resources Code, Sections 21000 et seq.*)
  - Ordinance / Resolution
  - Ballot Measure
- Amendment to the Planning Code, including the following Findings:  
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
  - General Plan     Planning Code, Section 101.1     Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning  
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- General Plan Referral for Non-Planning Code Amendments  
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)  
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission
  - Landmark (*Planning Code, Section 1004.3*)
  - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
  - Mills Act Contract (*Government Code, Section 50280*)
  - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

BOARD of SUPERVISORS



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**  
**LAND USE AND TRANSPORTATION COMMITTEE**  
**BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

- Date:** Monday, November 18, 2024
- Time:** 1:30 p.m.
- Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102
- Subject:** File No. 240872. Ordinance amending the Planning Code and Zoning Map to create the 30 Van Ness Avenue Special Use District, in the area generally bound by Fell Street to the north, Market Street to the east and south, and Van Ness Avenue to the west; modifying the Notice of Special Restrictions related to inclusionary housing obligations under the Agreement for Sale of Real Estate between the City and 30 Van Ness Development LLC; 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. 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](mailto:bos@sfgov.org)). Information relating to this matter is available with 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, November 15, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll ([john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)) ~ (415) 554-4445)



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

jec:bjj:ams

## GOVERNMENT

## NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY

NOVEMBER 18, 2024 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. 240872**. Ordinance amending the Planning Code and Zoning Map to create the 30 Van Ness Avenue Special Use District, in the area generally bound by Fell Street to the north, Market Street to the east and south, and Van Ness Avenue to the west; modifying the Notice of Special Restrictions related to inclusionary housing obligations under the Agreement for Sale of Real Estate between the City and 30 Van Ness Development LLC; 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.

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**EXM-3869626#**

November 8, 2024  
AIRPORT COMMISSION  
NOTICE OF PUBLIC HEARING

Notice is hereby given that the San Francisco Airport Commission will hold a Public Hearing to receive public comment and adopt proposed changes to the Airport Rules and Regulations. The Airport Commission will hear this mat-

ter at its regular meeting on Tuesday, November 19, 2024, at 9:00 a.m., which shall be held in person at Room 400 - City Hall, #1 Dr. Carlton B. Goodlett Place (400 Van Ness Avenue) and via teleconference.

The proposed changes include minor technical amendments throughout the entire Rules and Regulations, changes to Sections 3, 4, 5, 6, 7, 8, and 14, and changes to Appendix B.

Members of the public may attend the meeting to observe in person or remotely, and may provide public comment by (1) providing comments at the physical meeting location listed above or (2) submitting comments in advance of the meeting. Remote public comment will be available only to those requiring accommodation due to a disability and cannot attend in-person. To request accommodations, contact the Commission Secretary by 12 p.m. (Noon) the day before the Commission Meeting by calling 650-821-5042 or via email at airport-commissionsecretary@flysfo.com.

Any person wishing to receive additional information may contact the Commission Secretary by telephone: 650-821-5042; by email: Airport-CommissionSecretary@flysfo.com; or by mail: Commission Secretary, P.O. Box 8097, San Francisco, CA 94128.

(Original signed by: Kantrice Ogletree)  
Kantrice Ogletree  
Commission Secretary  
**EXM-3869136#**

## FICTITIOUS BUSINESS NAMES

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0404805  
Fictitious Business Name(s)/ Trade Name (DBA):

DOGS OF SAN FRANCISCO, THE, 1215 PACIFIC AVE APT 202., SAN FRANCISCO, CA 94109 County of SAN FRANCISCO  
Registered Owner(s): ADAM ANDREW LANG, 1215 PACIFIC AVE APT 202, SAN FRANCISCO, CA 94109

This business is conducted by an Individual  
The registrant commenced to transact business under the fictitious business name or names listed above on N/A.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.)

S/ ADAM ANDREW LANG,  
This statement was filed with the County Clerk of San Francisco County on 10/25/2024.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section

17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).  
11/8, 11/15, 11/22, 11/29/24  
**CNS-3868855#**  
**SAN FRANCISCO EXAMINER**

## FICTITIOUS BUSINESS NAME STATEMENT

File No. M-298638  
The following person(s) is (are) doing business as:

**CENTER FOR RISING MINDS, 611 GATEWAY BLVD., SUITE 120 SOUTH SAN FRANCISCO, CA 94080,** County of SAN MATEO

NIROSHIKA DE SILVA, PSYD., A PSYCHOLOGICAL CORPORATION, 611 GATEWAY BLVD., SUITE 120 SOUTH SAN FRANCISCO, CALIFORNIA 94080

This business is conducted by CORPORATION, STATE OF INCORPORATION: CALIFORNIA  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ NIROSHIKA DE SILVA, PSYD., CHIEF EXECUTIVE OFFICER  
This statement was filed with the County Clerk of San Mateo County on SEP 30, 2024  
Mark Church, County Clerk 11/8, 11/15, 11/22, 11/29/24  
**NPEN-3868661#**  
**EXAMINER - BOUTIQUE & VILLAGER**

## FICTITIOUS BUSINESS NAME STATEMENT

File No. M-2988884  
The following person(s) is (are) doing business as:

1. Cashflow Methods, 2. Bay Area Non-Profits, 3. San Diego Non-Profits, 635 Cambridge Ave, Menlo Park, CA 94025 County of SAN MATEO

Mailing Address: 265 Cambridge Ave. Ste 60831, Palo Alto, CA 94306  
John Meath, 265 Cambridge Ave, Ste 60831, Palo Alto, CA 94306  
This business is conducted by an Individual

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/01/2024.

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ John Meath,  
This statement was filed with the County Clerk of San Mateo County on 10/23/2024.  
Mark Church, County Clerk [Deputy], Deputy Original  
11/8, 11/15, 11/22, 11/29/24  
**NPEN-3868297#**  
**EXAMINER - BOUTIQUE & VILLAGER**

## FICTITIOUS BUSINESS NAME STATEMENT

File No. M-298939  
The following person(s) is (are) doing business as:  
Abraham Adam Trading, 126 N ROLLINS RD, Millbrae, CA 94030 County of SAN MATEO  
Abraham Adam, 126 N ROLLINS RD, Millbrae, CA 94030

This business is conducted by an Individual  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
S/ Abraham Adam,  
This statement was filed with the County Clerk of San Mateo County on 10/29/2024.  
Mark Church, County Clerk [Deputy], Deputy Original  
11/8, 11/15, 11/22, 11/29/24  
**NPEN-3868293#**  
**EXAMINER - BOUTIQUE & VILLAGER**

## FICTITIOUS BUSINESS NAME STATEMENT

File No. M-298831  
The following person(s) is (are) doing business as:

**CHEGG SKILLS, 31 PENN PLAZA, 12TH FLOOR, 132 WEST 31ST ST., NEW YORK, NY 10001,** County of NEW YORK  
THINKFUL, INC., 31 PENN PLAZA, 12TH FLOOR, 132 WEST 31ST ST., NEW YORK, NY 10001

This business is conducted by A CORPORATION  
STATE OF INCORPORATION: DELAWARE  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 03/04/2024.

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
S/ WOODIE DIXON, JR. - PRESIDENT  
This statement was filed with the County Clerk of San Mateo County on 10/21/2024  
Mark Church, County Clerk 11/1, 11/8, 11/15, 11/22/24  
**NPEN-3867285#**  
**EXAMINER - BOUTIQUE & VILLAGER**

## FICTITIOUS BUSINESS NAME STATEMENT

File No. M-298902  
The following person(s) is (are) doing business as:

**WORK FORWARD, 435 CLIPPER ST. SAN FRANCISCO, CA 94114,** County of SAN FRANCISCO  
MCELLIOTT ADVISORS, LLC, 435 CLIPPER ST. SAN FRANCISCO, CA 94114  
This business is conducted by LIMITED LIABILITY COMPANY, STATE OF ORGANIZATION: CALIFORNIA

The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
S/ BRIAN ELLIOTT, MANAGER  
This statement was filed with the County Clerk of San

Mateo County on OCT 25, 2024  
Mark Church, County Clerk 11/1, 11/8, 11/15, 11/22/24  
**NPEN-3867038#**  
**EXAMINER - BOUTIQUE & VILLAGER**

## FICTITIOUS BUSINESS NAME STATEMENT

File No. M-298942  
The following person(s) is (are) doing business as:

**FRANKLIN FARMS AT CYPRESS RIDGE RANCH, 12670 SKYLINE BLVD WOODSIDE, CA 94062,** County of SAN MATEO  
BARNARD EQUITIES, 12670 SKYLINE BLVD WOODSIDE, CA 94062

This business is conducted by CORPORATION, STATE OF INCORPORATION: CALIFORNIA  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ KENNETH BARNARD, PRESIDENT  
This statement was filed with the County Clerk of San Mateo County on OCT 29, 2024  
Mark Church, County Clerk 11/8, 11/15, 11/22, 11/29/24  
**NPEN-3865956#**  
**EXAMINER - BOUTIQUE & VILLAGER**

## FICTITIOUS BUSINESS NAME STATEMENT

File No. M-298786  
The following person(s) is (are) doing business as:

**LA RIBERA AGUACHILES Y CEVICHE, 214 LEXINGTON, REDWOOD CITY, CA 94062,** County of SAN MATEO  
MAYRA ALEJANDRA SOTO, 214 LEXINGTON, REDWOOD CITY, CA 94062

This business is conducted by AN INDIVIDUAL  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ MAYRA A. SOTO - OWNER  
This statement was filed with the County Clerk of San Mateo County on 10/15/2024  
Mark Church, County Clerk 10/25, 11/1, 11/8, 11/15/24  
**NPEN-3865105#**  
**EXAMINER - BOUTIQUE & VILLAGER**

## FICTITIOUS BUSINESS NAME STATEMENT

File No. M-298943  
The following person(s) is (are) doing business as:

**EL CHILANGO CATERING, 1720 W BAYSHORE RD APT 29 EAST PALO ALTO, CA 94303,** County of SAN MATEO  
VELEZ GROUP LLC, 1720 W BAYSHORE RD APT 29 EAST EAST PALO ALTO, CA 94303

This business is conducted by LIMITED LIABILITY COMPANY, STATE OF ORGANIZATION: CALIFORNIA  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information

which he or she knows to be false is guilty of a crime.)  
S/ IGNACIO VELEZ GARCIA, MEMBER  
This statement was filed with the County Clerk of San Mateo County on OCT 29, 2024  
Mark Church, County Clerk 11/8, 11/15, 11/22, 11/29/24  
**NPEN-3864916#**  
**EXAMINER - BOUTIQUE & VILLAGER**

## FICTITIOUS BUSINESS NAME STATEMENT

File No. M-298940  
The following person(s) is (are) doing business as:

**UN DIA A LA VEZ, 560 DOLORES AVE #B HALF MOON BAY, CA 94019,** County of SAN MATEO  
BRENDA CARRASCO HARO, 560 DOLORES AVE #B HALF MOON BAY, CA 94019

This business is conducted by INDIVIDUAL  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ BRENDA CARRASCO HARO  
This statement was filed with the County Clerk of San Mateo County on OCT 29, 2024  
Mark Church, County Clerk 11/8, 11/15, 11/22, 11/29/24  
**NPEN-3864551#**  
**EXAMINER - BOUTIQUE & VILLAGER**

## FICTITIOUS BUSINESS NAME STATEMENT

File No. M-298817  
The following person(s) is (are) doing business as:

**Le Pawdrobe, 425 N El Camino Real Unit 301, SAN MATEO, CA 94401,** County of SAN MATEO  
ANNA UEHARA, 425 N El Camino Real Unit 301, SAN MATEO, CA 94401

This business is conducted by Individual  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on XXX  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ ANNA UEHARA  
This statement was filed with the County Clerk of San Mateo County on Oct 18 2024  
Mark Church, County Clerk 10/25, 11/1, 11/8, 11/15/24  
**NPEN-3861082#**  
**EXAMINER - BOUTIQUE & VILLAGER**

## FICTITIOUS BUSINESS NAME STATEMENT

File No. M-298840  
The following person(s) is (are) doing business as:

**Consortium.team, 15 SALADA AVE PACIFICA CA 94044,** County of SAN MATEO  
SONJAYA THOMAS TANDON, 15 SALADA AVE PACIFICA CA 94044

This business is conducted by Individual  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 07/26/2024  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be

false is guilty of a crime.)  
S/ SONJAYA THOMAS TANDON,  
This statement was filed with the County Clerk of San Mateo County on Oct 21 2024  
Mark Church, County Clerk 11/8, 11/15, 11/22, 11/29/24  
**NPEN-3857662#**  
**EXAMINER - BOUTIQUE & VILLAGER**

## FICTITIOUS BUSINESS NAME STATEMENT

File No. M-298938  
The following person(s) is (are) doing business as:

BRUK, 40 Mariposa St, Brisbane, CA 94005 County of SAN MATEO  
Mailing Address: 40 Mariposa St, Brisbane, CA 94005  
Roadley LLC, 40 Mariposa St, Brisbane, CA 94005

This business is conducted by a limited liability company  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

Roadley LLC  
S/ NIKOLAS ROADLEY-BATTIN, PRESIDENT  
This statement was filed with the County Clerk of San Mateo County on 10/29/2024.  
Mark Church, County Clerk [Deputy], Deputy Original  
11/8, 11/15, 11/22, 11/29/24  
**NPEN-3855423#**  
**EXAMINER - BOUTIQUE & VILLAGER**

## GOVERNMENT

NOTICE OF AVAILABILITY DEVELOPMENT IMPACT FEES ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2024 NOTICE IS HEREBY GIVEN that the City Council of the City of Belmont will hold a public meeting on Tuesday November 26, 2024 at 7:00 p.m. to consider acceptance of the Annual Development Impact Fee Report for the Fiscal Year Ending June 30, 2024. Information regarding the City Council meeting can be found on City of Belmont's website at www.belmont.gov. All public meetings are currently being held both in person and virtually via Zoom Webinar. Detailed instructions for Zoom meeting participation by the public will be included in the posted meeting agenda. The draft Annual Development Impact Fee Report is available for public review at Belmont City Hall, and on the City's website at www.belmont.gov under Audit and Financial Reports. If you have any questions regarding this matter, please contact Joanne Yung, City of Belmont Finance Department at jyung@belmont.gov, (650) 595-7496. 11/8/24

**SPEN-3869056#**  
**EXAMINER - REDWOOD CITY TRIBUNE**

NOTICE OF FOUND PROPERTY  
NOTICE IS HEREBY GIVEN BY THE SHERIFF OF THE COUNTY OF SAN MATEO, CALIFORNIA, THAT THE FOLLOWING PROPERTY HAS BEEN FOUND AND PLACED IN HER CUSTODY UNDER:

SHERIFF'S REPORT # 24-04916, 24-05365  
**BIKES, CURRENCY, ELECTRONICS, JEWELRY, TIRES, AND SPORTS EQUIPMENT FOUND IN THE CITIES OF SAN CARLOS, HALF MOON BAY, MENLO PARK, & UNINCORPORATED SAN MATEO COUNTY.**  
SHERIFF'S REPORT # 22-062-53, 22-077-51, 23-050-51, 23-095-60, 23-109-58, 23-168-51, 23-189-58, 23-194-60, 23-198-58, 23-226-56, 23-236-54, 23-237-53, 23-238-53, 23-269-53, 23-318-50, 23-329-64, 24-077-56, 24-085-56, 24-086-51, 24-116-59, 24-124-53, 24-126-51, 24-131-68, 24-133-53, 24-134-60, 24-136-50, 24-136-54, 24-145-52  
**CURRENCY, JEWELRY AND ELECTRONICS FOUND AT THE SAN FRANCISCO INTERNATIONAL AIRPORT**  
NOTICE IS FURTHER GIVEN THAT UNLESS THE OWNER THEREOF APPEARS AT THE PROPERTY/EVIDENCE BUREAU, SHERIFF'S OFFICE, 330 BRADFORD ST., REDWOOD CITY, CALIFORNIA, OR MAKES CONTACT BY TELEPHONE AT 650 599-1520 WITHIN SEVEN DAYS FOLLOWING THE PUBLICATION OF THIS NOTICE AND PROVES OWNERSHIP OF SAID PROPERTY, THE TITLE THERETO SHALL VEST IN THE FINDER THEREOF OR THE COUNTY OF SAN MATEO.  
Christina Corpus, Sheriff  
BY: Tara Chavez  
PROPERTY OFFICER II  
11/8/24  
**SPEN-3868957#**  
**EXAMINER - REDWOOD CITY TRIBUNE**

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF JACK WONG JUE CASE NO. 24-PRO-01355

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JACK WONG JUE  
A Petition for Probate has been filed by BUCK J. JUE in the Superior Court of California, County of SAN MATEO.  
The Petition for Probate requests that BUCK J. JUE be appointed as personal representative to administer the estate of the decedent.  
The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take

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### COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

JEC - LUT Hearing - November 18, 2024 - File No. 240872

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

11/08/2024

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$573.30
Set aside for CCSF Outreach Fund	\$63.70
Clearinghouse Service Charge	\$95.55
Total	\$732.55

EXM# 3869626

**NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE**  
**MONDAY NOVEMBER 18, 2024 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102**

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows at which time all interested parties may attend and be heard: **File No. 240872**. Ordinance amending the Planning Code and Zoning Map to create the 30 Van Ness Avenue Special Use District in the area generally bound by Felt Street to the north, Market Street to the east and south, and Van Ness Avenue to the west; modifying the Notice of Special Restrictions related to inclusionary housing obligations under the Agreement for Sale of Real Estate between the City and 30 Van Ness Development LLC; 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. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. 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](mailto:bos@sfgov.org)). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-irc>). Agenda information relating to this matter will be available for public review on Friday, November 15, 2024. For any questions about this hearing,

please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll ([john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) - (415) 554-4445)

**EXM-3869626#**



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