

File No. 250003

Committee Item No. 2

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

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: March 10, 2025

Board of Supervisors Meeting:

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

#### Cmte Board

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Resolution                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/> | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Contract / DRAFT Mills Act Agreement         |
| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

#### OTHER

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Presentation – March 3, 2025</u>                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Memo – December 30, 2024</u>                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Reso No. 21640 – November 7, 2024</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Reso No. 21612 – September 19, 2024</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>CEQA Determination – February 3, 2025</u>                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Hearing Notice – February 21, 2025</u>                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____  |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____  |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____  |

Prepared by: John Carroll

Date: March 7, 2025

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

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

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

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

[General Plan - Central SoMa and Transit Center District Commercial Development Requirements]

**Ordinance amending the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District SubArea Plan areas; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.**

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

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

Section 1. Environmental and Planning Code Findings.

(a) Section 4.105 of the Charter provides that the Planning Commission shall periodically recommend to the Board of Supervisors, for approval or rejection, proposed amendments to the General Plan. Section 4.105 further provides that if the Board of Supervisors fails to act within 90 days of receipt of the proposed General Plan amendments, then the proposed amendments shall be deemed approved.

(b) Planning Code Section 340 provides that the Planning Commission may initiate an amendment to the General Plan by a resolution of intention, which refers to, and incorporates by reference, the proposed General Plan amendments. Section 340 further provides that the Planning Commission shall adopt the proposed General Plan amendments after a public

1 hearing if it finds from the facts presented that the public necessity, convenience, and general  
2 welfare require the proposed amendment or any part thereof. If adopted by the Commission  
3 in whole or in part, the proposed amendments shall be presented to the Board of Supervisors,  
4 which may approve or reject the amendments by a majority vote.

5 (c) After a duly noticed public hearing on September 19, 2024, by Resolution  
6 No. 21612, the Planning Commission initiated amendments to the proposed General Plan.  
7 Said resolution is on file with the Clerk of the Board of Supervisors in Board File No. 250003  
8 and incorporated herein by reference.

9 (d) On November 7, 2024, the Planning Commission then adopted the proposed  
10 General Plan amendments by Resolution No. 21640, finding in accordance with Planning  
11 Code Section 340 that the public necessity, convenience, and general welfare required the  
12 proposed amendments.

13 (e) On December 30, 2024, the Board of Supervisors received from the Planning  
14 Department the proposed General Plan amendments, including the amendments to the  
15 Central SoMa Area Plan and the Transit Center District SubArea Plan. These amendments  
16 are on file with the Clerk of the Board of Supervisors in File No. 250003 and are incorporated  
17 herein by reference.

18 (f) The Board of Supervisors finds, pursuant to Planning Code Section 340, that the  
19 proposed General Plan amendments will serve the public necessity, convenience, and  
20 general welfare for the reasons set forth in Planning Commission Resolution No. 21640 and  
21 incorporates those reasons herein by reference.

22 (g) The Board of Supervisors finds that the proposed General Plan amendments are,  
23 on balance, in conformity with the General Plan, as amended by this Ordinance, and the  
24 priority policies of Planning Code Section 101.1 for the reasons set forth in Planning  
25 Commission Resolution No. 21640, and the Board hereby adopts those findings as its own.

1 (h) The Planning Department has determined that the actions contemplated in this  
2 ordinance comply with the California Environmental Quality Act (California Public Resources  
3 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
4 Supervisors in File No. 250003 and is incorporated herein by reference. The Board affirms  
5 this determination.  
6

7 Section 2. The General Plan is hereby amended by revising the Central SoMa (South  
8 of Market) Area Plan, to read as follows:  
9

10 **Central SoMa Area Plan**

11 \* \* \* \*

12 **POLICY 3.1.1**

13 **~~Require~~ Encourage non-residential uses in new development on large parcels.**

14  
15 Many of the parcels of land in Central SoMa are quite large – reflecting its industrial heritage.  
16 And like industrial development of the past, modern companies seek buildings with large  
17 floors, which facilitate flexibility and intra-company communication. Given the limited  
18 availability of such large parcels in the eCity near excellent local and regional transit, and the  
19 need to identify appropriate transit-served space for job growth, the City should promote non-  
20 residential development at these locations. ~~Even if circumstances, such as market or broader~~  
21 ~~regulatory factors, require forgoing near-term development on these major parcels, ensuring that these~~  
22 ~~parcels are “land-banked” for significant jobs-oriented development is a necessary long-term strategy~~  
23 ~~for the economic and environmental health of the city and region. These large parcels need not be~~  
24 ~~exclusively non-residential, but they should feature a significant percentage (e.g. at least half) of non-~~  
25 ~~residential and job space.~~



1 \* \* \* \*

2  
3 Section 3. The General Plan is hereby amended by revising the Transit Center District  
4 Sub Area Plan, to read as follows:

5  
6 **Transit Center District SubArea Plan**

7 \* \* \* \*

8 **POLICY 1.3**

9 ~~*Reserve the bulk of remaining space in the core Transit Center District for job growth, by limiting*~~  
10 ~~*the amount of non-commercial uses on major opportunity sites.*~~ *Encourage and permit non-*  
11 *residential uses on major opportunity sites.*

12  
13 In view of the limited number of sizable development sites in the District, which represent the  
14 bulk of the remaining office capacity in the downtown core, it is essential ~~for~~ to allow major  
15 development sites to include a sizable commercial component ~~and not wholly developed with~~  
16 ~~non-commercial uses. At least a few recently constructed large residential projects occupy some of the~~  
17 ~~few major development sites remaining in the downtown core; however, they do not contain any~~  
18 ~~commercial space, thus substantially reducing the capacity of the downtown for future job growth.~~

19  
20 Preserving office and job growth capacity is a major consideration, but so too is  
21 ensuring a mix of uses to help the area achieve a more 24-hour character. A mix of uses is  
22 generally desirable for very large projects, ~~such as those with square footage greater than 500,000~~  
23 ~~gross square feet.~~ Additionally, the Plan recognizes that small lots are often not large enough to  
24 be developed with efficient office buildings, and some very large buildings contemplated in the  
25

1 Plan (i.e. taller than 600 feet) may be too large from a risk and market absorption standpoint  
2 to be devoted to a single use.

3 \* \* \* \*

4  
5 Section 4. Effective Date. This ordinance shall become effective 30 days after  
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
8 of Supervisors overrides the Mayor's veto of the ordinance.

9  
10 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
11 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
12 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the General  
13 Plan that are explicitly shown in this ordinance as additions, deletions, Board amendment  
14 additions, and Board amendment deletions in accordance with the "Note" that appears under  
15 the official title of the ordinance.

16  
17  
18 APPROVED AS TO FORM:  
19 DAVID CHIU, City Attorney

20 By: /s/ Peter R. Miljanich  
21 PETER R. MILJANICH  
22 Deputy City Attorney

23 n:\legana\as2024\2500016\01785641.docx  
24  
25

## **LEGISLATIVE DIGEST**

[General Plan - Central SoMa and Transit Center District Commercial Development Requirements]

**Ordinance amending the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District SubArea Plan areas; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.**

### **Existing Law**

State law requires cities and counties to prepare and adopt a comprehensive, long-term General Plan for development. The General Plan may address any subjects that, in the judgment of the Board of Supervisors, relate to the physical development of the City. The City's General Plan contains various elements, including Housing, Recreation and Open Space, and Transportation Elements. It also contains several area plans, including the Central SoMa Area Plan and Transit Center District SubArea Plan, which provide land use controls and proposed community improvements in those areas of the City. The Board of Supervisors amends these elements and plans from time to time to reflect changed circumstances. Under Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and recommended for approval or rejection by the Board of Supervisors.

The Central SoMa Area Plan requires new development on large parcels in the Plan area to include at least half commercial or other non-residential space. The Transit Center District SubArea Plan directs the City to reserve the bulk of remaining space in the core Transit Center District for job growth by limiting the amount of non-commercial uses on major opportunity sites.

### **Amendments to Current Law**

This ordinance would remove the requirement that new development on large parcels in the Central SoMa Plan area must include at least half commercial or other non-residential space. This ordinance would also remove the Transit Center District SubArea Plan's direction to reserve the bulk of remaining space in the core Transit Center District for job growth by limiting the amount of non-commercial uses on major opportunity sites. The ordinance would amend the Transit Center District SubArea Plan to instead direct the City to encourage and permit non-residential uses on major opportunity sites in this Plan area.

/

/

Background Information

This General Plan Amendments ordinance is a companion to a Planning Code amendments ordinance that would remove commercial development requirements contained in the Central SoMa Special Use District and Transit Center C-3-O(SD) Commercial Special Use District.

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San Francisco  
**Planning**

# CENTRAL SOMA

OVERVIEW

Briefing  
February 2025



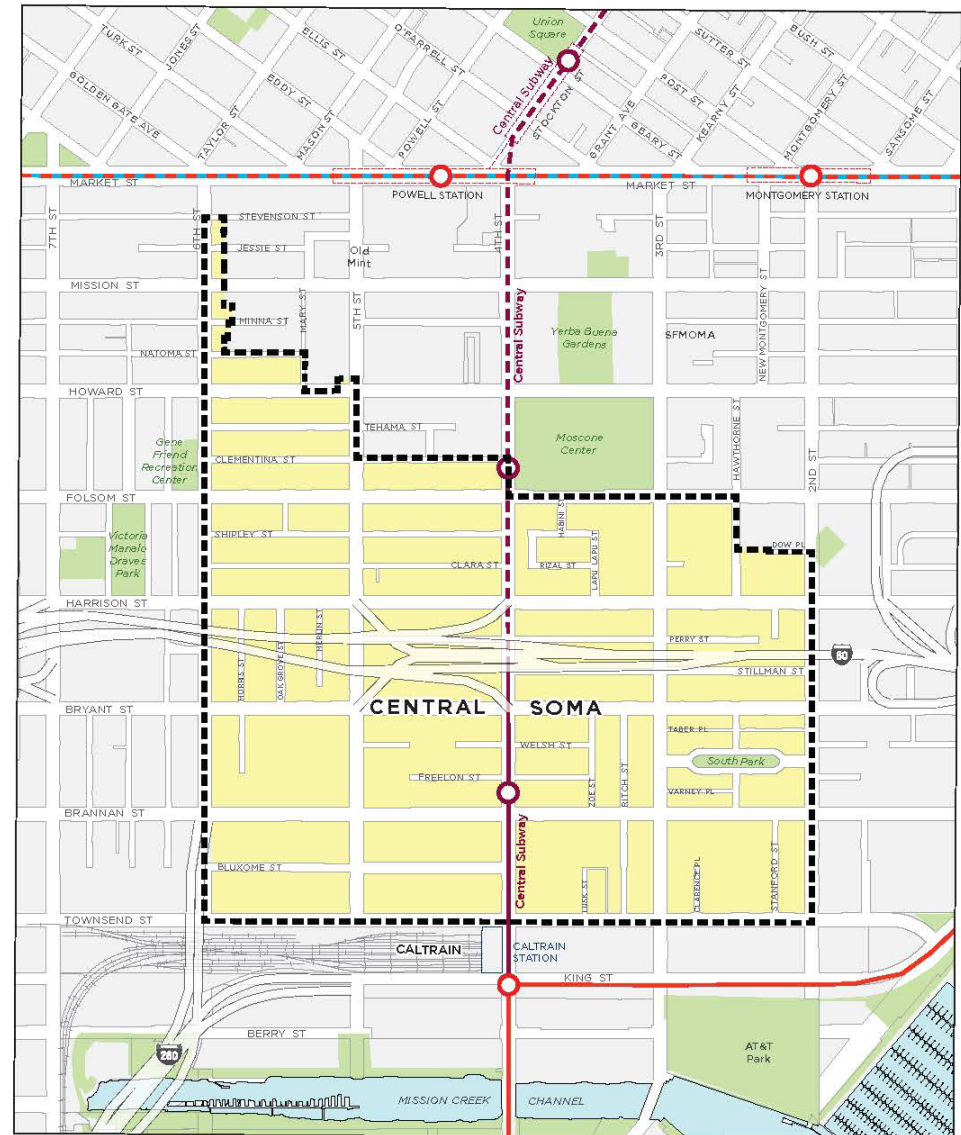
# CENTRAL SOMA PLAN: TRANSIT-ORIENTED MIXED-USE

**Plan process 2011-2018**

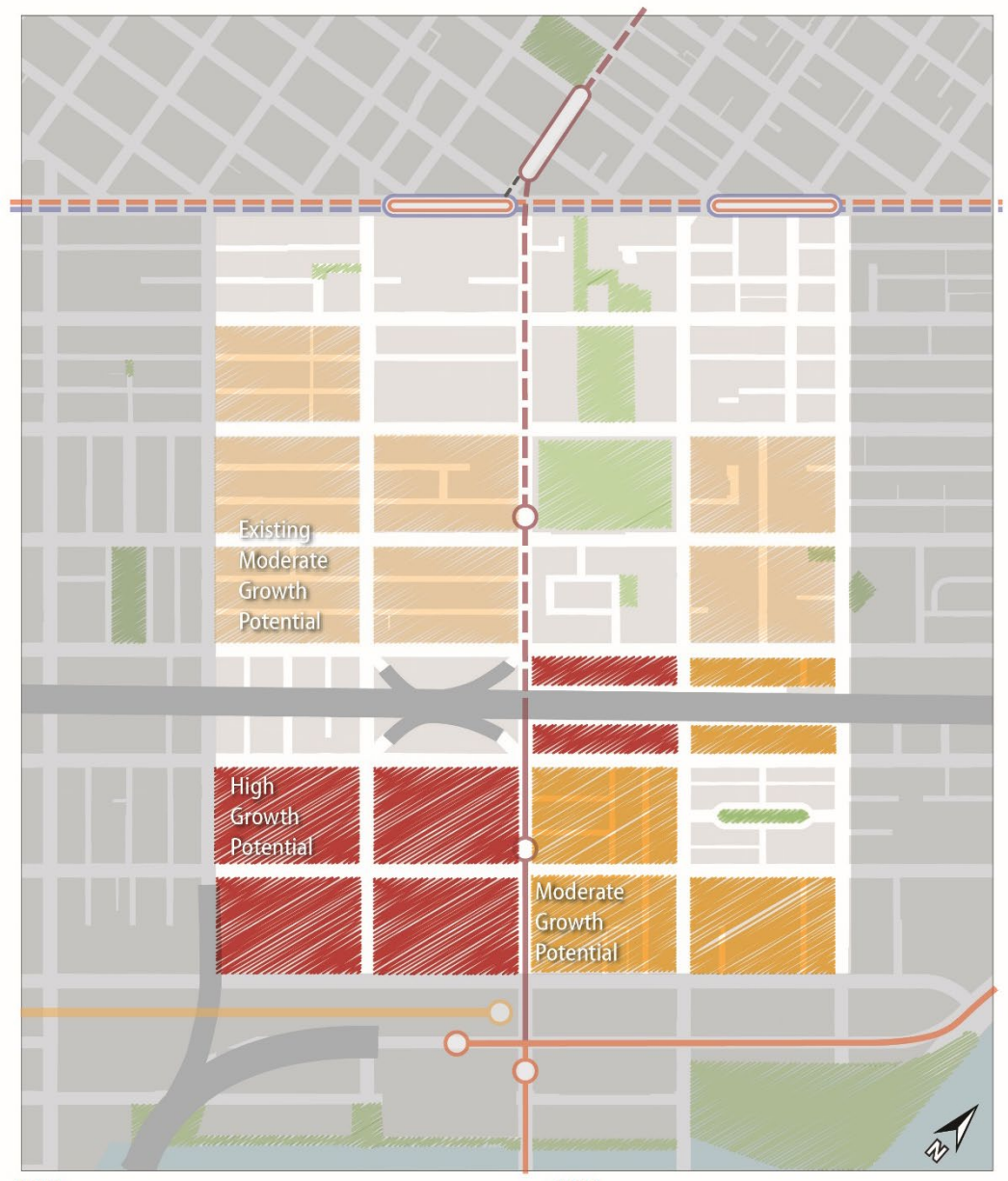
**Adopted 2018**

**Central Subway opened 2022**

- **8,800 housing units**
- **Space for 32,000 jobs**
  - 6m gsf office, lab
  - No net loss of PDR
  - Sites >40K sf south of Harrison req. to be 2/3 commercial below 160'
  - Last potential job growth area near CBD and regional transit



# CENTRAL SOMA PLAN: TRANSIT-ORIENTED MIXED-USE





## VISUALIZING GROWTH - POTENTIAL DEVELOPMENT

- Central SoMa Development Potential
- Anticipated Projects Outside of Central SoMa



*3-D Model of Potential Development*



# CENTRAL SOMA PLAN



# CENTRAL SOMA PLAN



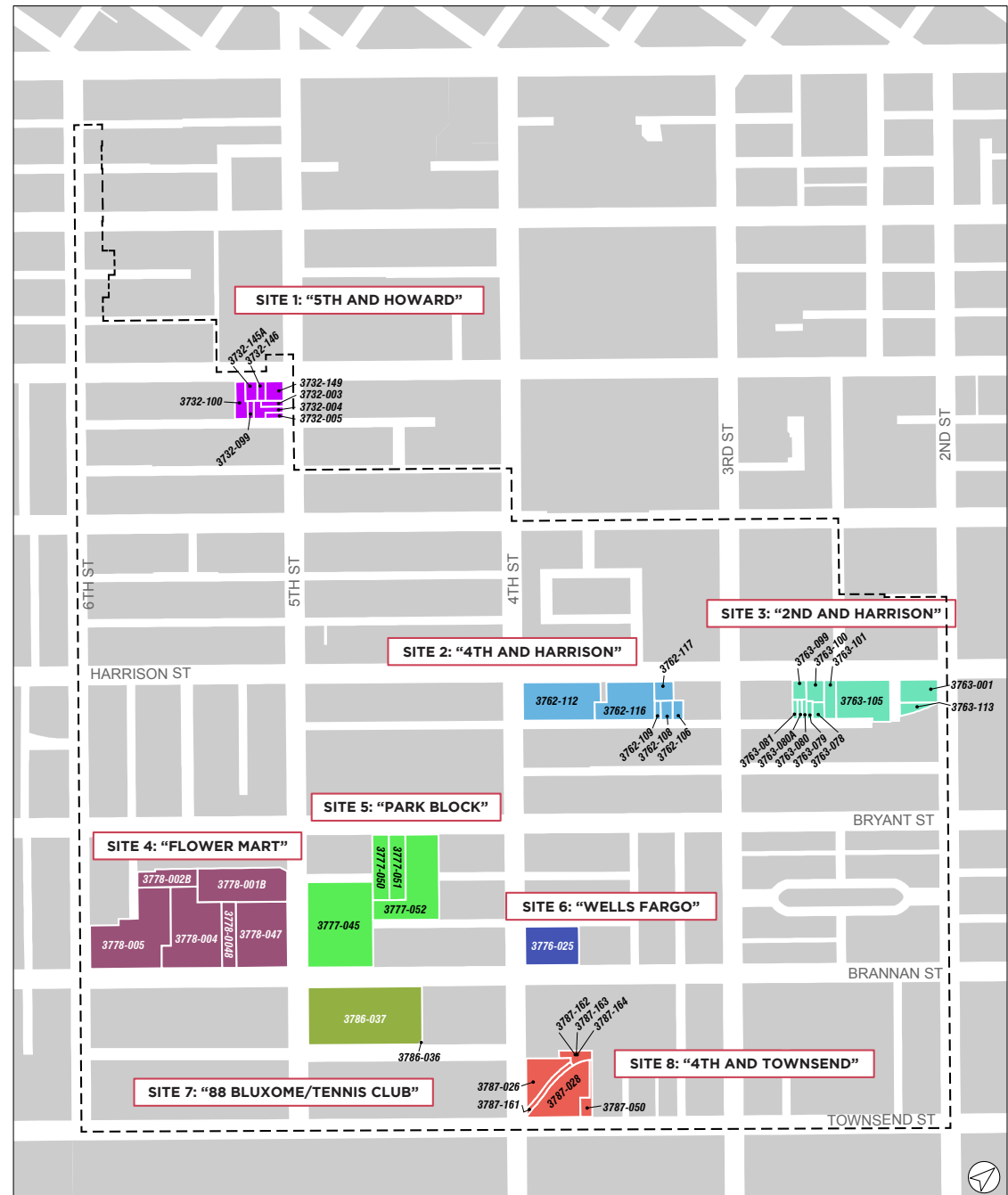
## KEY DEVELOPMENT SITES

Notable sites recognized in Plan  
(some, not all, subject to  
Commercial Req.)

Commission process (Sec 329)  
for granting Code exceptions (eg  
bulk, use, design, height) based  
on provision of specific "Qualified  
Amenities", including:

- Land dedication for 100% BMR
- Public open space/parks
- Community Facilities
- Special public realm improvements

Most Qualified Amenities were in-  
kind satisfaction of impact fees  
and other requirements (eg open  
space)





# TIMELINE & ANTICIPATED AMENDMENTS



November 7, 2024: Planning Commission hearing on General Plan Amendments and Planning Code Amendments



Planning Commission votes to **approve** the General Plan Amendments.



Planning Commission votes to **approve with modifications** the Planning Code Amendments. The Commission's proposed amendments are:

1. Exempt projects 600 feet in height or less from the mandatory office allocation requirements in the Central SoMa SUD instead of eliminating the requirement in the SUD.
2. Explore site specific benefits for the key sites impacted by the legislation and encourage the retention of benefits (*complete streets, open space/recreational facilities and affordable housing*).

# TIMELINE & ANTICIPATED AMENDMENTS (CONT'D)



November 7, 2024 - March 2025: Planning and the legislative sponsors are working with the City Attorney to craft amendments that are in the spirit of the Planning Commission's recommended modifications.



March 3, 2025: 1st Land Use Committee hearing on the General Plan Amendments and Planning Code Amendments



March 10: Last date for Land Use Committee to act on the General Plan Amendments to meet 90 deadline (up or down vote only)



March 30, 2025: Deadline for the Board to act on the General Plan Amendments (up or down vote only)



December 30, 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 2024-007906GPA:**  
General Plan Amendments to Central SoMa and Transit Center Area Plans

**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, initiated by the Planning Commission. The proposed ordinance would amend the General Plan to reduce the commercial development requirements in the Central SoMa Area Plan and the Transit Center District Subarea Plan. At the hearing the Planning Commission adopted a recommendation for approval. We are requesting this Ordinance be introduced at the Board of Supervisors.

The proposed Ordinance has been determined to be environmentally cleared under California Environmental Quality Act under Case File Nos. 2011.1356E (Central SoMa Plan EIR) certified on May 24, 2012 by the Planning Commission, and 2007.0558E and 2008.0789E (Transit Center District Plan and Transit Tower EIR) certified on May 10, 2018, by the Planning Commission.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Aaron D. Starr', with a long horizontal flourish extending to the right.

Aaron D. Starr  
*Manager of Legislative Affairs*

cc: Peter Miljanich, Deputy City Attorney  
Lisa Gluckstein, Office of Mayor London N. Breed  
John Carroll, Office of the Clerk of the Board  
Anne Taupier, Director of Development, OEWD

**ATTACHMENTS :**

Planning Commission Resolution  
Planning Department Executive Summary



# PLANNING COMMISSION RESOLUTION NO. 21640

**HEARING DATE: NOVEMBER 7, 2024**

*Project Name:* General Plan - Central SoMa and Transit Center District Commercial Development Requirements  
*Case Number:* 2024-007906GPA  
*Initiated by:* Planning Commission  
*Staff Contact:* Audrey Merlone, Legislative Affairs  
Audrey.Merlone@sfgov.org, 628-652-7534  
*Reviewed by:* Aaron D Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, 628-652-7533

**RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE THAT WOULD AMEND THE GENERAL PLAN TO REDUCE THE COMMERCIAL DEVELOPMENT REQUIREMENTS IN THE CENTRAL SOMA AREA PLAN AND THE TRANSIT CENTER DISTRICT SUBAREA PLAN; 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 ADOPTING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 340.**

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides that the Planning Commission periodically recommend General Plan Amendments to the Board of Supervisors; and

WHEREAS, on September 19, 2024, the Commission passed Resolution No. 216612, which demonstrated the Commission's intent to amend the General Plan, and included by reference, the proposed General Plan Amendments Ordinance; and

WHEREAS, the proposed Ordinance would amend the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District SubArea Plan; and

WHEREAS, on November 7, 2024, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed General Plan Amendments and has considered the information included in the File for these Amendments, the staff reports and presentations, public testimony and written comments, as well as the information provided about the Project from other City departments; and



WHEREAS, the proposed Ordinance has been determined to be environmentally cleared under California Environmental Quality Act under Case File Nos. 2011.1356E (Central SoMa Plan EIR) certified on May 24, 2012 by the Planning Commission, and 2007.0558E and 2008.0789E (Transit Center District Plan and Transit Tower EIR) certified on May 10, 2018 by the Planning Commission; 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 resolution to recommend to the Board of Supervisors to approve the General Plan Amendments.

## **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 world's work model has shifted since the COVID-19 pandemic. Office space that was highly coveted in Downtown pre-pandemic now faces a nearly 45% vacancy rate in SoMa. Unlike typical market trends, hybrid and work-from-home models seem to be a lasting change. At the same time, the city's housing shortage drives out families, forces workers into long commutes, puts seniors at risk, and is a significant contributor to the top challenges we need to tackle, including homelessness, climate change, and our economic recovery. The proposed Ordinance ensures that the city is increasing zoning capacity to provide sufficient housing for the San Franciscans of today and tomorrow. By removing barriers, it improves the feasibility of large projects while still allowing office development if market demand returns. It is the city's responsibility to create clear, feasible paths for projects that will collectively deliver thousands of housing units, and the proposed Ordinance will serve that purpose. Together, with the mayor's other downtown recovery efforts, the proposed Ordinance will jumpstart development projects that have sat entitled but not built. The construction of these projects will assist in regenerating the Downtown as a "24-hour neighborhood" that serves both residents and San Francisco's workforce.

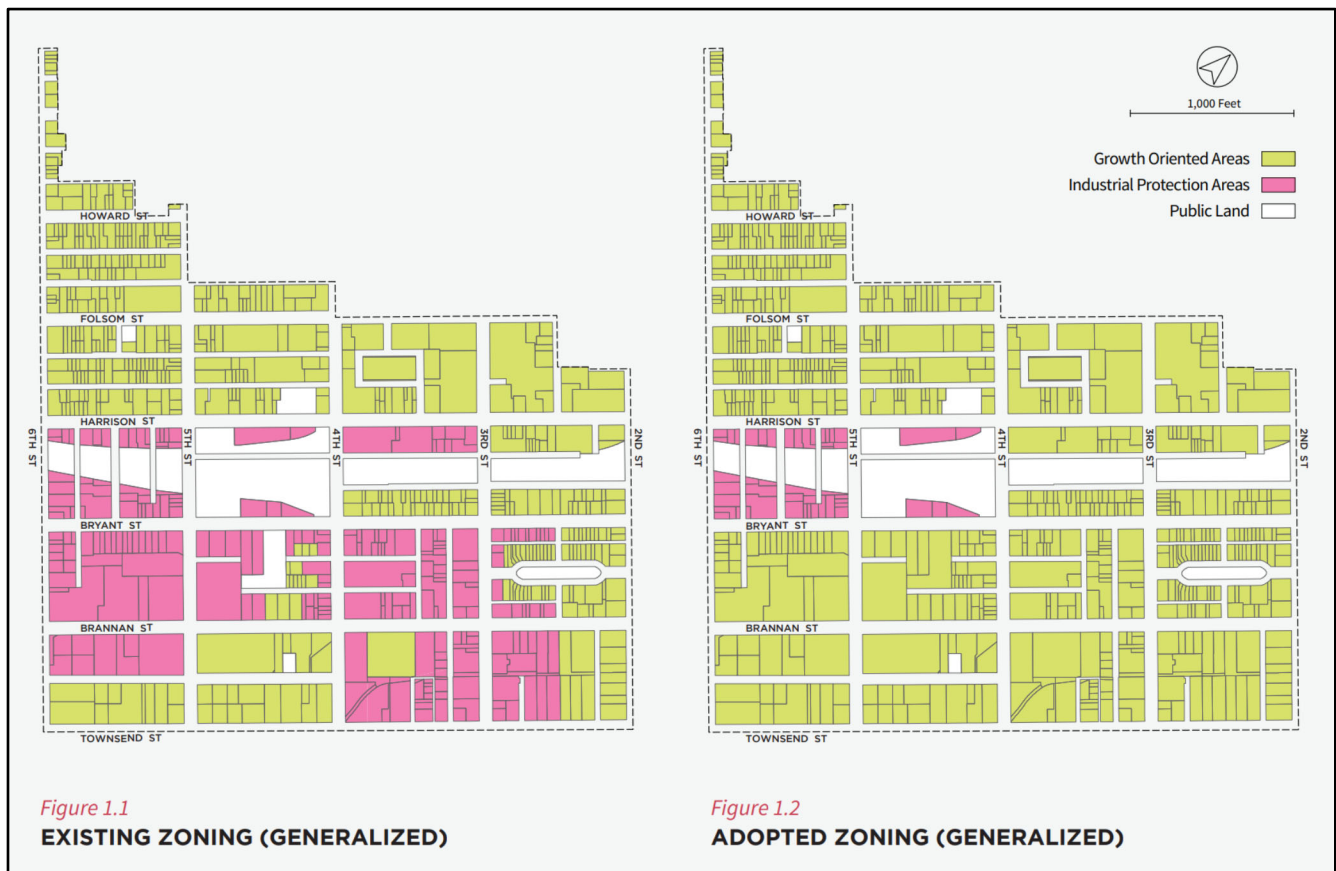
## **General Plan Compliance**

The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

## CENTRAL SOMA AREA PLAN

### GOAL 1

ACCOMMODATE A SUBSTANTIAL AMOUNT OF JOBS AND HOUSING.



Map from page 21 of the Central SoMa Area Plan showing the previous zoning (left), and the zoning ideal for jobs and housing growth (right).

The plan identifies nearly the entire district as a “Growth Oriented Area”. These are areas the Department has identified as ripe for increased jobs and housing capacity. The proposed Ordinance accommodates increased housing growth by removing the commercial development allocation requirement, while still allowing for job growth by continuing to permit Commercial uses.

## HOUSING ELEMENT

### IMPLEMENTATION MEASURE 7

EXPAND HOUSING CHOICES.

*Objective 7 of the Housing Element is to expand housing choices, which, among other objectives, encourages actions to support additional housing near major transit nodes and jobs centers. Removing mandatory office allocations is a key step toward making such projects financially viable, potentially resulting in thousands of new housing units Downtown.*

## **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 not have an adverse effect on the City's 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 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 RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE THE GENERAL PLAN AMENDMENTS.

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



Jonas P. Ionin  
Commission Secretary

Jonas P Ionin

Digitally signed by Jonas P Ionin  
Date: 2024.11.13 12:29:28 -08'00'

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So  
NOES: None  
ABSENT: None  
ADOPTED: November 7, 2024



# PLANNING COMMISSION RESOLUTION NO. 21612

**HEARING DATE: SEPTEMBER 19, 2024**

*Project Name:* General Plan – Central SoMa and Transit Center District Commercial Development Requirements  
*Case Number:* 2024-007906GPA [Board File No. TBD]  
*Initiated by:* Planning Commission  
*Staff Contact:* Audrey Merlone, Legislative Affairs  
Audrey.Merlone@sfgov.org, 628-652-7534  
*Reviewed by:* Aaron D Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, (628) 652-7533

**INITIATING AMENDMENTS TO THE GENERAL PLAN TO REDUCE THE COMMERCIAL DEVELOPMENT REQUIREMENTS IN THE CENTRAL SOMA AREA PLAN AND THE TRANSIT CENTER DISTRICT SUBAREA PLAN; 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 ADOPTING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 340.**

WHEREAS, The Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of the proposed Ordinance on September 19, 2024, and,

WHEREAS, the proposed ordinance would amend the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District SubArea Plan; and

WHEREAS, the Environmental Review will be completed prior to the Commission taking action on this Ordinance; and

WHEREAS, 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 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 Commission has reviewed the proposed Ordinance; and

MOVED, that pursuant to Planning Code Section 302(b), the Commission adopts a Resolution to initiate amendments to the General Plan;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in the draft ordinance, approved as to form by the City Attorney in the attached exhibit, to be considered at a publicly noticed hearing on or after **October 9, 2024**.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 19, 2024.



Jonas P. Ionin  
Commission Secretary

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NOES: None

ABSENT: None

ADOPTED: September 19, 2024

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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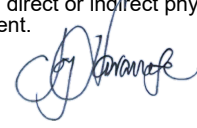
MEMORANDUM

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Date: January 22, 2025  
To: Planning Department/Planning Commission  
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 250003  
General Plan - Central SoMa and Transit Center District Commercial Development Requirements

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- ☒ California Environmental Quality Act (CEQA) Determination *(California Public Resources Code, Sections 21000 et seq.)* Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.  
☒ Ordinance / Resolution  
☐ Ballot Measure  
2/3/2025 
- ☐ 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, March 3, 2025

**Time:** 1:30 p.m.

**Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

**Subjects:** **File No. 250003.** Ordinance amending the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District SubArea Plan areas; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

**File No. 240787.** Ordinance amending the Planning Code and Zoning Map to reduce commercial development requirements in the Central SoMa Special Use District and remove the Transit Center C-3-0(SD) Commercial Special Use District; 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 adopting findings of public necessity, convenience, and welfare 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, February 28, 2025.



**NOTICE OF PUBLIC HEARING**

**File Nos. 250003 and 240787 (General Plan and Zoning Map Amendment)**

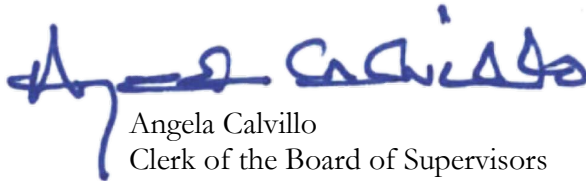
**Hearing Date: March 3, 2025**

**Page 2**

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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)

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

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

jcc:bjj:ams

HERLAR LLC, V. KOLLEKTIVE INFLUENCE INC AKA CHARLIE GU (XIAOFENG GU)

Let this publication act as notice that the below complaint has been filed in the United States District Court for the Northern District of California 1/17, 1/24, 1/31, 2/7/25  
CNS-3885984#  
SAN FRANCISCO EXAMINER



## GOVERNMENT

**NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY MARCH 3, 2025 - 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. 250003.** Ordinance amending the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District SubArea Plan areas; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

**File No. 240787.** Ordinance amending the Planning Code and Zoning Map to reduce commercial development requirements in the Central SoMa Special Use District and remove the Transit Center C-3-O(SD) Commercial Special Use District; 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 adopting findings of public necessity, convenience, and welfare 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).

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, February 28, 2025. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org) - (415) 554-4445

**EXM-3898975#**

**City and County of San Francisco Human Services Agency (HSA) Funding Opportunity Request for Proposals (RFP) #1174 Health Promotion Programs**

**1. Older Americans Act Title III-D - Disease Prevention and Health Promotion Program for Older Adults**  
**2. Health Promotion Program for Older Adults and Adults with Disabilities**

The San Francisco Human Services Agency (SFHSA) and the Department of Disability and Aging Services (DAS) announces their intent to seek proposals from nonprofit organizations to provide health promotion programs for older adults and adults with disabilities. These programs are designed to seek proposals to prevent illness, and manage chronic health conditions. SFHSA and DAS are seeking proposals for two types of health promotion programs:

**1. Older Americans Act Title III-D Disease Prevention and Health Promotion Program for Older Adults:** The Older American Act Title III-D health promotion programs are evidence-based and have been shown to improve health and well-being and reduce disease and injury. Evidence-based programs are based on scientific evidence and have been demonstrated through rigorous evaluation to be effective in improving the health of older adults. Title III-D health promotion programs include those related to the prevention and mitigation of the effects of chronic health conditions such as hypertension, arthritis, heart disease, diabetes, obesity, arthritis, and osteoporosis. Title III-D health promotion programs can also focus on chronic pain management, stress management, fall prevention, physical activity, and support for caregivers. Health promotion programs are provided in a variety of settings including senior centers, community centers, and community dining sites. Some programs are offered remotely through virtual platforms, as well as in-person.

**2. Health Promotion Program for Older Adults and Adults with Disabilities:** These programs are designed to enhance the overall health and well-being of older adults and adults with disabilities by focusing on reducing disease and injury. There is a strong emphasis on physical fitness and fall prevention strategies, which aim to improve mobility, balance, and strength, ultimately reducing the risk of falls and promoting better physical health outcomes. Programs may include

evidence-based models or those that have demonstrated effectiveness in physical health improvement and fall prevention. While physical fitness and fall prevention are priorities, other programs aimed at supporting health and well-being, such as chronic disease management or mental wellness, will also be considered.

RFP packets are available on the Internet on or after **Wednesday, February 19, 2025** at <https://sfcitypartner.sfgov.org/pages/Events-BS3/event-search.aspx> and type RFP 1174 in the "Event Name" and select "See Attachments" in the "RFP Package". For further information, contact Gary, [hom@sfgov.org](mailto:hom@sfgov.org), or [HSARFP@sfgov.org](mailto:HSARFP@sfgov.org). Initial due date for responses is **Friday, March 21, 2025 by 3:00pm**.

The Pre-Proposal Conference will be held via teleconference. Proposers are encouraged to call in on **Monday, February 24, 2025 at 11:00am**. The Microsoft Teams number is listed below:  
**Microsoft Teams** Need help? Join the meeting now  
Meeting ID: 290 341 398 896  
Passcode: V33N38764  
**Dial in by phone**  
+1 415 906-4659, 890135794# United States, San Francisco  
Find a local number  
Phone conference ID: 890 135 794#

**We encourage all interested organizations to apply. If you know of other agencies that might be interested in this opportunity, feel free to forward this announcement. Also, we encourage you to see what other opportunities are available through the city's online system, <https://sfcitypartner.sfgov.org/pages/Events-BS3/event-search.aspx>**

**EXM-3898382#**

**NOTICE OF REGULAR MEETING  
SAN FRANCISCO BOARD OF SUPERVISORS  
RULES COMMITTEE  
CITY HALL LEGISLATIVE CHAMBER, ROOM 250  
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102  
MONDAY, FEBRUARY 24, 2025 - 10:00 AM**

The agenda packet and legislative files are available for review at <https://sfbos.org/legislative-research-center-irc/>, in Room 244 at City Hall, or by calling (415) 554-5184.

**EXM-3898271#**

**NOTICE OF REGULAR MEETING  
SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102  
MONDAY, FEBRUARY 24, 2025 - 1:30 PM**

The agenda packet and legislative files are available for review at <https://sfbos.org/legislative-research-center-irc/>, in Room 244 at City Hall, or by calling (415) 554-5184.

**EXM-3897884#**

**CITATION  
SUPERIOR COURT FOR THE STATE OF CALIFORNIA  
FOR THE CITY AND COUNTY OF SAN FRANCISCO  
UNITED FAMILY COURT  
Case Number: JD24-3124**

In the Matter of: BBC, DOB: July 15, 2024, A Minor To: Stormm A. Read, mother, Jason A. Challenger, alleged father; and any other person(s) claiming to be the Parent(s) of said minor. You are hereby notified that the San Francisco Juvenile Dependency Court has ordered a hearing pursuant to Welfare and Institutions Code Section 366.26, to determine whether your parental rights should be terminated and your child(ren) be freed from your custody and control for the purpose of having him adopted.

BY ORDER OF THIS COURT, you are hereby cited and required to appear before this Court on the day of April 23, 2025, at 9:00 A.M., at the Juvenile Dependency Court, 400 McAllister Street, Room 425, San Francisco, California, then and there to show cause, if any you have, why said minor(s) should not be declared free from the custody and control of his parent(s). This proceeding is for the purpose of developing a permanent plan for the child(ren), which could include adoption.

If you appear on the above-mentioned date before the mentioned courtroom, the Judge will advise you of the nature of the proceedings, the procedures, and possible consequences of the entitled action. The parent(s) of the minor(s) have the right to have an attorney present and, if the parent(s) cannot afford an attorney, the Court will appoint an attorney for the parent(s). Dated: February 7, 2025. Beverly Toso, Paralegal for Petitioner, Department of Human Services (415) 554-3846.

By: Gabriel Domingo, Deputy Clerk **EXM-3896344#**

## CIVIL

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25-CIV-00546  
Superior Court of California, County of SAN MATEO  
Petition of: William Wei Nan Qin for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner William Wei Nan Qin filed a petition with this court for a decree changing names as follows:

William Wei Nan Qin to William Wei Nan Chin  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 04/02/2025, Time: 0900, Dept.: M/C  
The address of the court is 400 COUNTY CENTER REDWOOD CITY, CA-94063

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Examiner  
Date: 1/27/25  
Hon. Stephanie Garratt  
Judge of the Superior Court  
2/21, 2/28, 3/7, 3/14/25  
**SPEN-3898417#  
EXAMINER - REDWOOD CITY TRIBUNE\*10080**

## FICTITIOUS BUSINESS NAMES

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. M-299754

The following person(s) is (are) doing business as: **ALADDIN HAULING, 1534 PLAZA LN #136, BURLINGAME, CA 94010.** County of SAN MATEO  
**MARCOS DA SILVA, 1534 PLAZA LN #136, BURLINGAME, CA 94010**  
This business is conducted by AN INDIVIDUAL

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 12/23/2019  
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/ MARCOS DA SILVA  
This statement was filed with the County Clerk of San Mateo County on 02/10/2025  
Mark Church, County Clerk  
2/21, 2/28, 3/7, 3/14/25  
**EXM-3898370#  
EXAMINER - BOUTIQUE & VILLAGER**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. M-299788

The following person(s) is (are) doing business as: **IPHONE REPAIRING, 318 WESTLAKE CTR STE 213, DALY CITY, CA 94015.** County of SAN MATEO  
**KHAN COMPANY, 318 WESTLAKE CENTER SUITE 213, DALY CITY, CA 94015**  
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 09/10/2019  
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/ MUHAMMAD IMTIAZ AHMAD KHAN  
This statement was filed with the County Clerk of San Mateo County on 02/11/2025  
Mark Church, County Clerk  
2/21, 2/28, 3/7, 3/14/25  
**NPEN-3898368#  
EXAMINER - BOUTIQUE & VILLAGER**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. M-299777

The following person(s) is (are) doing business as: **WELLINGS HEALTH CARE, 695 OAK GROVE AVE STE 100,**

**MENLO PARK, CA 94025.** County of SAN MATEO  
**BRUCE WELLINGS, 695 OAK GROVE AVE STE 100, MENLO PARK, CA 94025**  
This business is conducted by A MARRIED COUPLE

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 09/24/2019

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/ BRUCE WELLINGS

This statement was filed with the County Clerk of San Mateo County on 02/11/2025  
Mark Church, County Clerk  
2/21, 2/28, 3/7, 3/14/25  
**NPEN-3898359#  
EXAMINER - BOUTIQUE & VILLAGER**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. M-299757

The following person(s) is (are) doing business as: **LIBBY RAAB ARCHITECTURE, 410 LA MESA DR, PORTOLA VALLEY, CA 94028.** County of SAN MATEO  
**ELIZABETH RAAB, 410 LA MESA DR, PORTOLA VALLEY, CA 94028**  
This business is conducted by AN INDIVIDUAL

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 12/19/2019  
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/ ELIZABETH RAAB  
This statement was filed with the County Clerk of San Mateo County on 02/10/2025  
Mark Church, County Clerk  
2/21, 2/28, 3/7, 3/14/25  
**EXM-3898357#  
EXAMINER - BOUTIQUE & VILLAGER**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. M-299725

The following person(s) is (are) doing business as: **THE CHANDLER GROUP, 1420 ROCKY RIDGE DR., STE. 200, ROSELVILLE, CA 95661. MAILING ADDRESS 707 2ND AVE S., MINNEAPOLIS, MN 55474.** County of PLACER  
**AMERIPRSE FINANCIAL SERVICES, LLC, 707 2ND AVE S., MINNEAPOLIS, MN 55474**  
This business is conducted by A LIMITED LIABILITY COMPANY

STATE OF ORGANIZATION: DELWARE  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/01/2025  
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/ MICHELLE MILLER, MANAGER  
This statement was filed with the County Clerk of San Mateo County on 02/05/2025  
Mark Church, County Clerk  
2/21, 2/28, 3/7, 3/14/25  
**NPEN-3898251#  
EXAMINER - BOUTIQUE & VILLAGER**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. M-297156

The following person(s) is (are) doing business as: **SACUANJOCHIE BUILDING MAINTENANCE, 3655 colegrove St. APT 8, SAN MATEO, CA 94403** County of SAN MATEO  
**JUAN R BARRERA, 3655 colegrove St. APT 8, SAN MATEO, CA 94403**  
Gretel Isabel Gomez, 3655 Colegrove St. #8, San Mateo, CA 94403

This business is conducted by a Married Couple  
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/ JUAN RAMON BARRERA ESPINOZA,  
This statement was filed with the County Clerk of San Mateo County on 01/21/2025.  
Mark Church, County Clerk  
[Deputy], Deputy  
Original  
2/21, 2/28, 3/7, 3/14/25  
**NPEN-3897698#  
EXAMINER - BOUTIQUE & VILLAGER**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. M-299724

The following person(s) is (are) doing business as: **MJM BUILD GROUP, 136 SAN FERNANDO WAY, DALY CITY, CA 94015.** County of SAN MATEO  
**MJM BUILD GROUP LLC, 136 SAN FERNANDO WAY, DALY CITY, CA 94015**  
This business is conducted by A LIMITED LIABILITY COMPANY.

STATE OF ORGANIZATION: CALIFORNIA  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 1/1/2025

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/ MILES MUSTARI, LLC MANAGING MEMBER  
This statement was filed with the County Clerk of San Mateo County on HENRY SALGADO  
Mark Church, County Clerk  
2/14, 2/21, 2/28, 3/7/25  
**NPEN-3898785#  
EXAMINER - BOUTIQUE & VILLAGER**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. M-299744

The following person(s) is (are) doing business as: **SATELLITE HEALTHCARE SAN CARLOS, 1125 INDUSTRIAL ROAD, SUITE G SAN CARLOS, CA 94070.** County of SAN MATEO  
**SATELLITE HEALTHCARE OF SAN CARLOS, LLC, 5851 LEGACY CIRCLE, SUITE 900 PLANO, TX 75024-5982**  
This business is conducted by LIMITED LIABILITY COMPANY, STATE OF ORGANIZATION: DE

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 03/19/2024  
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/ THOMAS L. WEINBERG, PRESIDENT  
This statement was filed with the County Clerk of San Mateo County on FEB 07, 2025  
Mark Church, County Clerk  
2/14, 2/21, 2/28, 3/7/25  
**NPEN-3895566#  
EXAMINER - BOUTIQUE & VILLAGER**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. M-299744

The following person(s) is (are) doing business as: **1. Northern California Practice Sales, 2. DDSMatch Bay Area, 3. DDSMatch San Francisco Bay Area, 330 Primrose Road, Suite 218, Burlingame, CA 94010** County of SAN MATEO  
Mailing Address: 330 Primrose Road, Suite 218, Burlingame, CA 94010  
Stephen Andrew Molinelli, 330 Primrose Road, Suite 218, Burlingame, CA 94010  
This business is conducted by an Individual  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 08/01/1999.  
I declare that all information in this statement is true and

which he or she knows to be false is guilty of a crime.)  
S/ THOMAS L. WEINBERG, PRESIDENT  
This statement was filed with the County Clerk of San Mateo County on FEB 07, 2025  
Mark Church, County Clerk  
2/14, 2/21, 2/28, 3/7/25  
**NPEN-3895566#  
EXAMINER - BOUTIQUE & VILLAGER**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025-040556

Fictitious Business Name(s): Trade Name (DBA): 1221 CONCEPT, 1221 DIVISADERO STREET, SAN FRANCISCO, CA 94115  
County of SAN FRANCISCO  
Registered Owner(s): ANNA ISAEVA, 1221 DIVISADERO STREET, SAN FRANCISCO, CA 94115  
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/ ANNA ISAEVA,  
This statement was filed with the County Clerk of San Francisco County on 02/05/2025.

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).  
2/14, 2/21, 2/28, 3/7/25  
**CNS-3895306#  
SAN FRANCISCO EXAMINER**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. m299383

The following person(s) is (are) doing business as: 1. Northern California Practice Sales, 2. DDSMatch Bay Area, 3. DDSMatch San Francisco Bay Area, 330 Primrose Road, Suite 218, Burlingame, CA 94010 County of SAN MATEO  
Mailing Address: 330 Primrose Road, Suite 218, Burlingame, CA 94010  
Stephen Andrew Molinelli, 330 Primrose Road, Suite 218, Burlingame, CA 94010  
This business is conducted by an Individual  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 08/01/1999.  
I declare that all information in this statement is true and

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. m299383  
The following person(s) is (are) doing business as: 1. Northern California Practice Sales, 2. DDSMatch Bay Area, 3. DDSMatch San Francisco Bay Area, 330 Primrose Road, Suite 218, Burlingame, CA 94010 County of SAN MATEO  
Mailing Address: 330 Primrose Road, Suite 218, Burlingame, CA 94010  
Stephen Andrew Molinelli, 330 Primrose Road, Suite 218, Burlingame, CA 94010  
This business is conducted by an Individual  
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 08/01/1999.  
I declare that all information in this statement is true and