



March 2, 2026
Ms. Angela Calvillo, Clerk
Honorable Supervisor Mahmood
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 2024-011443PCA/MAP:**
2245-2255 Post Street Special Use District
Board File No. 251144

Planning Commission Action: Adopted a Recommendation for Approval

Dear Ms. Calvillo and Supervisor Mahmood,

On January 29, 2026, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Mahmood, that would amend the Planning Code and Zoning Map to establish the 2245 Post Street Special Use District. At the hearing the Planning Commission adopted a recommendation for approval.

The proposed amendments received CEQA clearance under Planning Department Case No 2024-011443ENV, a final mitigated negative declaration was issued for the proposed ordinance and project on January 16, 2026.

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,

Audrey Merlone

Audrey Merlone
Acting Manager of Legislative Affairs

cc: Heather Goodman, Deputy City Attorney
Raynell Cooper, Aide to Supervisor Mahmood
John Carroll, Office of the Clerk of the Board

ATTACHMENTS :

Planning Commission Resolution No. 21884
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21884

HEARING DATE: JANUARY 29, 2026

Project Name: 2245 – 2255 Post Street
Case Number: 2024-011443PCA/MAP [Board File No. 251144]
Initiated by: Supervisors Mahmood, Melgar, & Mandelman / Introduced November 18, 2025
Staff Contact: John Dacey, Senior Planner
john.dacey@sfgov.org, 628-652-7415
Reviewed by: Audrey Merlone, Acting Manager of Legislative Affairs
audrey.merlone@sfgov.org, 628-652-7534

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE AND ZONING MAPS TO ADD THE 2245 POST STREET SPECIAL USE DISTRICT AT 2245-2255 POST STREET, ASSESSOR’S PARCEL BLOCK NO. 1078, LOTS 020 AND 021, AND AMEND ZONING MAP NO. SU02 TO ILLUSTRATE THE 2245 POST STREET SPECIAL USE DISTRICT; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1;

WHEREAS, on December 16, 2024, Karin Payson of Karin Payson Architecture+Design filed Application No. 2024-011443CUA (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization to allow the demolition of two existing adjacent buildings and construct a four-story over basement, approximately 60-foot-tall (68’-6” including rooftop mechanical equipment) building (approximately 34,073 gross square feet in size), operated by Jewish Family and Children’s Services (hereinafter “Project Sponsor”) that includes rooms for public exhibitions, a lecture hall, library, offices, large and smaller-group educational and conference spaces as well as the JFCS Holocaust Center’s archive, (hereinafter “Project”) at 2245-2255 Post Street, Block 1078 Lot 021, 020 (hereinafter “Project Site”).

WHEREAS, on November 18, 2025 Supervisors Mahmood, Melgar, and Mandelman introduced a proposed ordinance under Board of Supervisors (hereinafter “Board”) File Number 251144, which would create Planning Code Section 249.26 for the 2245 Post Street Special Use District and amend Zoning Map SU02 to illustrate the 2245 Post Street SUD for Assessor’s Parcel Block No. 1078, Lot Nos. 020 and 021;

WHEREAS, on January 16, 2026, a final mitigated negative declaration (FMND) was issued for the proposed ordinance and the Project (see Record No. 2024-011443ENV); and

WHEREAS, on January 27, 2026, a substitute version of the legislation was introduced to the Board with non-substantive changes to the proposed ordinance creating the SUD; and

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed ordinance on January 29, 2026; and,

WHEREAS, in January 29, 2026, the Planning Commission reviewed and considered the FMND and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the “CEQA Guidelines”), and Chapter 31 of the San Francisco Administrative Code; 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

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby recommends approval of the proposed ordinance, supported by the following findings:

Findings

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

The Commission finds that the Project is necessary and desirable and will, on balance, promote the public welfare and will be consistent with the City’s General Plan. The proposed ordinance will enable the continued growth of a longstanding cultural and education institution of San Francisco, supporting the Holocaust Center’s efforts to expand its mission of remembrance and education, preserve historical memory, and strengthen San Francisco’s role as a leader in advancing tolerance and combating antisemitism and all forms of hate. The continuation and expansion of this use is important to the civic and cultural life of San Francisco and will benefit students, educators, residents, visitors, and the broader community.

General Plan Compliance

The proposed ordinance and the Project it will enable are consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

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.

OBJECTIVE 7

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.2

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

Policy 7.3

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6

Respect the character of older development nearby in the design of new buildings.

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY ENVIRONMENT OF THE BAY AREA.

Policy 1.2

Ensure the safety and comfort of pedestrians throughout the city.

OBJECTIVE 24

DESIGN EVERY STREET IN SAN FRANCISCO FOR SAFE AND CONVENIENT WALKING

Policy 24.1

Every surface street in San Francisco should be designed consistent with the Better Streets Plan for safe and convenient walking, including sufficient and continuous sidewalks and safe pedestrian crossings at reasonable distances to encourage access and mobility for seniors, people with disabilities and children.

The proposed ordinance will enable approval of a Project expected to have no or negligible adverse environmental impacts. Instead, the Project will provide positive social and educational benefits to City residents and the Jewish community. Specifically, it will facilitate the expansion of the Holocaust Center, enriching educational resources for residents on topics such as the Holocaust and other genocides, and contemporary antisemitism. Additionally, it will provide opportunities for expanded social services offered by the Jewish Family and Children's Services (JFCS).

The expanded programming offered by the new Holocaust Center will include a ground floor exhibition space open to the public during operating hours or available for special events. The Project will also include a library, film/lecture hall, and a dedicated archival space supporting the preservation and study of historical materials, utilized by staff, visiting student and teacher groups, and scholars. These spaces will serve as venues for lectures, educational programs, and programming focused on Holocaust education as well as Jewish culture and peoplehood. Furthermore, the new building will incorporate administrative office space for JFCS staff.

The Project is thoughtfully designed to blend with the surrounding architectural character and respects nearby historic buildings. Situated across from the UCSF Medical Center at Mt. Zion, it includes design

elements that complement the prevailing building forms and proportions found in existing development. The Project includes high-quality exterior materials, such as porcelain tile, cementitious panel, stone pavers and aluminum windows, doors, and architectural elements. The Project also includes sidewalk widening, and the addition of a bulb out, bollards and street trees in the public right of way. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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.

CEQA Findings.

The Planning Commission has reviewed and considered the MND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project.

The Planning Commission hereby adopts the FMND and the MMRP attached hereto as Exhibit D and incorporated herein as part of this Resolution by this reference thereto. All mitigation measures identified in the FMND and contained in the MMRP are included as conditions of approval.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on January 29, 2026.



Jonas P Ionin Digitally signed by Jonas P Ionin
Date: 2026.02.20 13:15:03 -08'00'

Jonas P. Ionin
Commission Secretary

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

NOES: None

ABSENT: Williams

ADOPTED: January 29, 2026



EXECUTIVE SUMMARY

CONDITIONAL USE / PLANNING CODE TEXT AMENDMENT AND ZONING MAP AMENDMENTS

HEARING DATE: JANUARY 29, 2026

Record No.: 2024-011443CUA/PCA/MAP
Project Address: 2245-2255 POST STREET
Zoning: NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District
65-A Height and Bulk District
Family and Senior Housing Opportunity Special Use District
Cultural District: N/A
Block/Lot: 1078/020, 021
Initiated by: Supervisor Bilal Mahmood / Introduced on October 8, 2025
Board File No.: 251144
Project Sponsor: JFCS (Jewish Family and Children’s Services)
Greg Murphy
2245 Post Street
San Francisco, CA 94115
Property Owner: JFCS (Jewish Family and Children’s Services)
San Francisco, CA 94115
Staff Contact: John Dacey – (628) 652-7415
john.dacey@sfgov.org
Environmental Review: Mitigated Negative Declaration

RECOMMENDATION: Approval with Conditions

Planning Code Text / Zoning Map Amendments

The proposed ordinance will amend the Planning Code to create the 2245 Post Street Special Use District (SUD) at 2245-2255 Post Street, Assessor’s Parcel Block No. 1078, Lot Nos. 020 and 021, to facilitate the redevelopment of the Holocaust Center and amend the Zoning Map to illustrate the 2245 Post Street SUD. To facilitate the redevelopment, the 2245 Post Street SUD allows a Planned Unit Development Conditional Use Authorization,

subject to modifications of otherwise applicable Non-Residential Use Size Limitations, Floor Area Ratio, Bulk, Active Use, Street Frontage Control, Streetscape Improvement, Awnings and Marquee, Signage and Impact Fee Planning Code controls..

The Way It Is Now:	The Way It Would Be:
2245-2255 Post Street, Assessor’s Parcel Block No. 1078, Lot Nos. 020, 021 are located within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and 65-A Height and Bulk District.	2245-225 Post Street, Assessor’s Parcel Block No. 1078, Lot Nos. 020, 021 will be located within the NC-3 Zoning District, 65-A Height and Bulk District, and the 2245 Post Street Special Use District (SUD). Zoning Map SU02 will be amended to illustrate the 2245 Post Street SUD at the subject property, Block 1078, Lots 020 and 021.
	The 2245 Post Street SUD will authorize a Planned Unit Development Conditional Use Authorization, subject to modification of otherwise applicable Non-Residential Use Size, Floor Area Ratio (FAR), Bulk, Active Uses, Street Frontage Controls, Streetscape Improvements, Awning and Marquee and Signage Planning Code controls.

Project Description

The Project includes the demolition of two existing adjacent buildings and the construction of a four-story, approximately 60 feet tall (68’-6” including rooftop mechanical equipment) building (approximately 34,073 gross square feet in size) operated by Jewish Family and Children’s Services that includes rooms for public exhibitions, a lecture hall, library, offices, large and smaller-group educational and conference spaces as well as the JFCS Holocaust Center’s archive. The proposed project would include no vehicular parking and would include 14 Class 1 and four Class 2 bicycle parking spaces. The Project also includes the construction of a bulb out with security bollards, the removal of four street trees and the addition of two street trees, two bike racks, and the lengthening of the existing 40-foot-long passenger loading zone east of the site to 60 feet and the merger of Lots 020 and 021 on Block 1078, subject to approval of the Department of Public Works and San Francisco Municipal Transportation Agency.

Required Commission Action

The proposed Ordinance, as introduced by Supervisors Mahmood, Melgar, and Mandelman, is before the Commission for a recommendation to the Board.

In order for the Project to proceed, the Commission must also grant a Planned Unit Development Conditional Use Authorization, pursuant to Planning Code Sections 249.26, 303, 304 and 712.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department hasn't received any letters in support or opposition to the Project.
- **Racial and Social Equity Analysis for Legislation:** Understanding the benefits, burdens, and opportunities to advance racial and social equity that proposed Planning Code and Zoning Map amendments provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the forthcoming Office of Racial Equity, which will require all Departments to conduct this analysis.

In 1979, the Holocaust Library and Research Center was established by survivors of the Holocaust, with the mission to create a future where the lessons of the Holocaust are taught and remembered. San Francisco and the greater Bay Area is home to the fourth largest Jewish population in the United States and following World War II, a significant number of Holocaust survivors relocated to San Francisco. Unfortunately, they encountered hate and violence, which led to the establishment of the Center and its goal in increasing awareness about Jewish history and the causes and consequences of antisemitism, racism, and discrimination. With its programming, its goal is to inspire moral courage and social responsibility in future generations.

The Planning Code Text and Zoning Map Amendments will help preserve a key component of San Francisco's history and maintain a longstanding community facility in the Western Addition neighborhood. The proposed Special Use District (SUD) will permit the development of an expanded space that better fits the needs of the Center, allowing them to host more visitors and strengthen their ability to deliver robust programming, permanent and temporary exhibitions, and vital community resources. Without the SUD, the project could not achieve its optimal massing, or scale; thus, its proposed programming would need to be significantly reduced. The SUD is required for the project to be fully realized and most effectively serve San Francisco's Jewish community and to better serve the larger community as well.

Environmental Review

On December 10, 2025, a preliminary mitigated negative declaration (PMND) for the Project as published for public review. The PMND was available for public comment until December 31, 2025. On January 16, 2026, a final mitigated negative declaration (FMND) was published. Planning Department staff prepared a mitigation monitoring and reporting program (MMRP), which was made available to the public for this Commission's review, consideration and action and is attached here as "Exhibit D."

Recommendation

The Department recommends that the Commission recommend to the Board that it approve the proposed Ordinance and adopt the attached Draft Resolution to that effect.

The Department also recommends that the Commission approve the request for a Planned Unit Development Conditional Use Authorization for the Project.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will maintain a longstanding community facility, the Holocaust Center, within the Western Addition neighborhood and help preserve an important part of San Francisco's history. Additionally, the Project will expand the Center's ability to provide programming and service on-site. The Project is of high-quality design and harmonious with the existing context. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.