



May 17, 2022

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 [Record Number]:
[Application Name]
Board File No. 220036

Planning Commission Recommendation: **Approval with Modification**

Dear Ms. Calvillo and Mayor Breed,

On April 14, 2022, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Mayor Breed that would amend the Planning Code to create the use definitions and corresponding land use controls for Electric Vehicle Charging Locations and Fleet Charging. At the hearing the Planning Commission recommended approval with modification.

The Commission's proposed modifications were as follows:

1. Require CU in all C-3 Districts for EV Charging Locations and change the code to make Gas Stations a CU in the two C-3 districts where they are currently principally permitted (C-3-G and C-3-S).
2. Exempt the conversion of existing automotive uses to EV Charging from Section 142 Screening requirements.
3. Prohibit Fleet Charging in RC Districts.
4. Add a new section to the Code explicitly allowing for the conversion of Automotive Uses to EV Charging Locations regardless of the underlying zoning district.
5. Allow Fleet Charging with Conditional Use authorization in all NC Districts except NC-1 and NCT-1

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron D. Starr", with a stylized flourish extending from the end.

Aaron D. Starr
Manager of Legislative Affairs

cc: Robb Kapla, Deputy City Attorney
Sarah Owens, Aide to Mayor Breed
Erica Major, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution
Planning Department Executive Summary