

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 proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, October 20, 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

Subject: **File No. 250700.** Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

NOTICE OF PUBLIC HEARING

File No. 250700 (Zoning Map Amendment)

File No. 250701 (Local Coastal Program Amendment)

File No. 250966 (General Plan Amendment)

Hearing Date: October 20, 2025

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Subject: **File No. 250701.** Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; 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.

Subject: **File No. 250966.** Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; 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.

NOTICE OF PUBLIC HEARING

File No. 250700 (Zoning Map Amendment)

File No. 250701 (Local Coastal Program Amendment)

File No. 250966 (General Plan Amendment)

Hearing Date: October 20, 2025

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In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments. These comments will be added to the official public record in these matters 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 these matters are 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 these matters will be available for public review on Friday, October 17, 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



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 OCTOBER 20, 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 proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

File No. 250700. Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

File No. 250701. Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District; 2) modify height and bulk limits to provide for additional capacity in well-resourced

neighborhoods, and to allow additional height and bulk for projects using the local bonus program; 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents; 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance; 5) create the RTO-C (Residential Transit Oriented-Commercial) District; 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes; 7) revise off-street parking and curb cut obligations citywide; 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District; 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses; 10) make technical amendments to the Code to implement the above changes; 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts; and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; 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.

File No. 250966. Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments. These comments will be added to the official public record in these matters 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 these matters are 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 these matters will be available for public review on Friday, October 17, 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-3973931#

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, OCTOBER 6, 2025 - 1:30 PM

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

EXM-3973907#

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 October 6, 2025 - 10:00 AM

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

EXM-3973812#

NOTICE OF SPECIAL MEETING SAN FRANCISCO BOARD OF SUPERVISORS GOVERNMENT AUDIT AND OVERSIGHT COMMITTEE CITY HALL, COMMITTEE ROOM 263 1 DR. CARLTON B. GOODLETT PLACE SAN FRANCISCO, CA 94102 October 6, 2025 - 12:00 PM

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

EXM-3971474#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CIV06662 Superior Court of California, County of SAN MATEO Petition of: AI ZHEN XIAN AKA JANE AIZHEN XIAN AKA AIZHEN XIAN for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner AI ZHEN XIAN AKA JANE AIZHEN XIAN AKA AIZHEN XIAN filed a petition with this court for a decree changing names as follows: AI ZHEN XIAN AKA JANE AIZHEN XIAN AKA AIZHEN XIAN

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: 11/18/2025, Time: 9:00 A.M., Dept.: MC, Room: N/A The address of the court is 400 COUNTY CENTER, REDWOOD CITY, CA 94063 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: EXAMINER REDWOOD CITY TRIBUNE Date: 9/15/2025

----- Judge of the Superior Court 9/26, 10/3, 10/10, 10/17/25

SPEN-3971404# EXAMINER - REDWOOD CITY TRIBUNE

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-56120 Superior Court of California, County of San Francisco Petition of: Azar Saeidi for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner Azar Saeidi filed a petition with this court for a decree changing names as follows:

Azar Saeidi to Azar Sona Saeidi 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: 11/04/2025, Time: 9 am, Dept.: 103, Room: 103

The address of the court is 400 McAllister Street San Francisco, CA-94102

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: - SAN FRANCISCO EXAMINER

Date: 09/18/2025

Michelle Tong

Judge of the Superior Court 9/26, 10/3, 10/10, 10/17/25

CNS-3971228#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560132 Superior Court of California, County of SAN FRANCISCO Petition of: JORDAN SUGAR-CARLSGAARD ON BEHALF OF MONROE MARGOT SUGAR-PICKLES, A MINOR for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner JORDAN SUGAR-CARLSGAARD filed a petition with this court for a decree changing names as follows: MONROE MARGOT SUGAR-PICKLES to MONROE MARGOT SUGAR

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: NOVEMBER 6, 2025, Time: 9:00 A.M., Dept.: 103, Room: 103

The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER

Date: SEPTEMBER 23, 2025

MICHELLE TONG

Judge of the Superior Court 10/3, 10/10, 10/17, 10/24/25

CNS-3971201# SAN FRANCISCO EXAMINER

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560088 Superior Court of California, County of SAN FRANCISCO Petition of: MIA ROSE HAYNES for Change of Name TO ALL INTERESTED PERSONS: Petitioner MIA ROSE HAYNES filed a petition with this court for a decree changing names

as follows: MIA ROSE HAYNES to MIA ROSE OUSSET

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: OCTOBER 21, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N

The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER

Date: SEPTEMBER 5, 2025

MICHELLE TONG

Judge of the Superior Court 9/12, 9/19, 9/26, 10/3/25

CNS-3966299# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407217

Fictitious Business Name(s)/ Trade Name (DBA):

OMEN & AETHER, 1640 KIRKHAM ST APT 8, SAN FRANCISCO, CA 94122 County of SAN FRANCISCO Registered Owner(s): MARIA KEEHN, 1640 KIRKHAM ST APT 8, SAN FRANCISCO, CA 94122 This business is conducted by: AN INDIVIDUAL

The registrant commenced to transact business under the fictitious business name or names listed above on 9/02/2025.

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/ MARIA KEEHN This statement was filed with the County Clerk of San Francisco County on 09/02/2025.

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). 10/3, 10/10, 10/17, 10/24/25 **CNS-3972840# SAN FRANCISCO EXAMINER**

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407319

Fictitious Business Name(s)/ Trade Name (DBA): AFFIRM, 650 CALIFORNIA ST. 12TH FLOOR, SAN FRANCISCO, CA 94108 County of SAN FRANCISCO Registered Owner(s): AFFIRM, INC., (DE) 650 CALIFORNIA ST., 12TH FLOOR, SAN FRANCISCO, CA 94108

This business is conducted by: A CORPORATION

The registrant commenced to transact business under the fictitious business name or names listed above on 2/5/2013.

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/ KATHERINE ADKINS, SECRETARY

This statement was filed with the County Clerk of San Francisco County on 09/12/2025.

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). 10/3, 10/10, 10/17, 10/24/25 **CNS-3972338# SAN FRANCISCO EXAMINER**

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-301718

The following person(s) is (are) doing business as: Garcia Home and Office Solutions, 1532 Day Ave, San Mateo, CA 94403 County of California

Sonia Maribel Garcia, 1532 Day Ave, San Mateo, CA

94403 This business is conducted by an individual

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 12/17/24.

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/ Sonia Garcia,

This statement was filed with the County Clerk of San Mateo County on 09/23/2025. Mark Church, County Clerk [Deputy], Deputy Original

10/3, 10/10, 10/17, 10/24/25

NPEN-3972731# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407333

Fictitious Business Name(s)/ Trade Name (DBA): FANCY MONKEYS PUBLISHING, 385 10TH STREET, APT 3, SAN FRANCISCO, CA 94103 County of SAN FRANCISCO Registered Owner(s): ARIEL ONGOCO, 385 10TH STREET APT 3, SAN FRANCISCO, CA 94103

This business is conducted by: AN INDIVIDUAL

The registrant commenced to transact business under the fictitious business name or names listed above on 9/9/2025.

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/ ARIEL ONGOCO

This statement was filed with the County Clerk of San Francisco County on 09/16/2025.

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). 10/3, 10/10, 10/17, 10/24/25 **CNS-3971878# SAN FRANCISCO EXAMINER**

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407351

Fictitious Business Name(s)/ Trade Name (DBA): SHINE FAMILY SERVICES, 970 FOLSOM ST, SAN FRANCISCO, CA 94107 County of SAN FRANCISCO Registered Owner(s): GREEN LIVING PLANET LLC, (CA), 970 FOLSOM ST,

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

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SF BOS (OFFICIAL) SF
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1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

JEC - LUT HEARING - OCTOBER 20, 2025 - FILE NOS. 250700, 250701, and 250966

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):

10/03/2025

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	\$1719.90
Set aside for CCSF Outreach Fund	\$191.10
Total	\$1911.00

EXM# 3973931

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE
MONDAY OCTOBER 20, 2025 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

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File No. 250700. Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and

welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

File No. 250701. Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District; 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program; 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents; 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance; 5) create the RTO-C (Residential Transit Oriented-Commercial) District; 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes; 7) revise off-street parking and curb cut obligations citywide; 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District; 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses; 10) make technical amendments to the Code to implement the above changes; 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts; and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal



Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; 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.

File No. 250966. Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments. These comments will be added to the official public record in these matters 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 these matters are 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 these matters will be available for public review on Friday, October 17, 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-3973931#