



**City and County of San Francisco
YOUTH COMMISSION**

MINUTES

Monday, November 3, 2025

5:00 pm

IN-PERSON MEETING

City Hall, Room 416

**1 Dr. Carlton B. Goodlett Place,
San Francisco, CA 94102**

Youth Commission membership includes:

Gabbie Listana (Chair, D6), Téa Lonné Amir (Vice Chair, MYR), Leah Mordehai (Legislative Affairs Officer, D1), Evelyn Conboy (Legislative Affairs Officer, D7), Ayan Azad (Communications and Outreach Officer, MYR), Dawnae Jacques (Communications and Outreach Officer, MYR), Camryn Marlow (D2), Aanya Shah (D3), Shoon Mon (D4), Harper Fortgang (D8), Maximiliano Trujillo (D9), Symona Elias (D10), Natalie Liu (D11), Jacqueline Moreno (MYR), Ava Oram (MYR), Emily Yang (MYR).

Present: Listana, Lonné Amir, Mordehai, Azad, Jacques, Marlow, Shah, Mon, Fortgang, Trujillo, Elias, Liu, Oram, Yang.

Absent: Conboy (excused), Moreno (excused).

Tardy: None.

The San Francisco Youth Commission met in-person with remote viewing on November 3, 2025, with Chair Listana presiding.

1. Call to Order and Roll Call for Attendance

Chair Listana called the meeting to order at 5:05pm.

On the call of the roll:

Roll Call Attendance: 14 present, 2 absent.

Leah Mordehai (D1) - present
Camryn Marlow (D2) - present
Aanya Shah (D3) - present
Shoon Mon (D4) - present
Evelyn Conboy (D7) - absent
Harper Fortgang (D8) - present
Maximiliano Trujillo (D9) - present
Symona Elias (D10) - present
Natalie Liu (D11) - present
Dawnae Jacques (MYR) - present
Téa Lonné Amir (MYR) - present
Jacqueline Moreno (MYR) - absent
Ayan Azad (MYR) - present
Ava Oram (MYR) - present
Emily Yang (MYR) - present
Gabbie Listana (D6) - present

A quorum of the Commission was present.

Officer Jacques, seconded by Vice Chair Lonné Amir, motioned to excuse Officer Conboy and Commissioner Moreno. Staff said that Officer Conboy had an academic event to attend, and Commissioner Moreno is sick. No discussion. No public comment. The motion was carried by the following voice vote:

Voice Vote: 14 ayes, 2 absent.

Leah Mordehai (D1) - aye
Camryn Marlow (D2) - aye
Aanya Shah (D3) - aye
Shoon Mon (D4) - aye
Evelyn Conboy (D7) - absent
Harper Fortgang (D8) - aye
Maximiliano Trujillo (D9) - aye
Symona Elias (D10) - aye
Natalie Liu (D11) - aye
Dawnae Jacques (MYR) - aye
Téa Lonné Amir (MYR) - aye
Jacqueline Moreno (MYR) - absent
Ayan Azad (MYR) - aye
Ava Oram (MYR) - aye
Emily Yang (MYR) - aye
Gabbie Listana (D6) - aye

Action: Officer Conboy and Commissioner Moreno's absence excused.

2. Communications (Informational)

Alondra Esquivel Garcia, Director of the SFYC, shared communications and meeting announcements with Commissioners.

3. Approval of Agenda (Action)

Officer Mordehai, seconded by Officer Jacques, motioned to approve the November 3, 2025 full Youth Commission meeting agenda. No discussion. No public comment. The motion carried by the following voice vote:

Voice Vote: 14 ayes, 2 absent.

Leah Mordehai (D1) - aye
Camryn Marlow (D2) - aye
Aanya Shah (D3) - aye
Shoon Mon (D4) - aye
Evelyn Conboy (D7) - absent
Harper Fortgang (D8) - aye
Maximiliano Trujillo (D9) - aye
Symona Elias (D10) - aye
Natalie Liu (D11) - aye
Dawnae Jacques (MYR) - aye
Téa Lonné Amir (MYR) - aye
Jacqueline Moreno (MYR) - absent
Ayan Azad (MYR) - aye
Ava Oram (MYR) - aye
Emily Yang (MYR) - aye
Gabbie Listana (D6) - aye

Action: Agenda Approved.

4. Approval of Minutes (Action)

a. October 20, 2025 (Packet Materials)

Commissioner Mon, seconded by Vice Chair Lonné Amir, motioned to approve the October 20, 2025 full Youth Commission meeting minutes. No discussion. No public comment. The motion carried by the following voice vote:

Voice Vote: 14 ayes, 2 absent.

Leah Mordehai (D1) - aye
Camryn Marlow (D2) - aye
Aanya Shah (D3) - aye
Shoon Mon (D4) - aye
Evelyn Conboy (D7) - absent
Harper Fortgang (D8) - aye
Maximiliano Trujillo (D9) - aye
Symona Elias (D10) - aye
Natalie Liu (D11) - aye
Dawnae Jacques (MYR) - aye
Téa Lonné Amir (MYR) - aye
Jacqueline Moreno (MYR) - absent
Ayan Azad (MYR) - aye
Ava Oram (MYR) - aye
Emily Yang (MYR) - aye
Gabbie Listana (D6) - aye

Action: Minutes Approved.

5. General Public Comment

No public comment.

Chair Listana skipped to Agenda Item 7 to open public comment due to a youth's time constraints, and then moved back into Agenda Item 6.

6. Presentation

a. Family Zoning Plan

- i. Presenters: David Garcia, Sarah Davidson, SF Planning

David Garcia and Sarah Davidson gave their presentation on the Family Zoning Plan, as well as an overview of what zoning is and how it works throughout San Francisco.

Commissioner Shah asked if this plan kickstarts construction of new housing or if it just zones to allow new housing, to which Garcia said that this plan will approve the zoning that will allow for this new construction. Garcia added that the City is working on other plans to help kickstart construction, such as affordable housing or projects that are stuck in the pipeline. Shah also asked how this plan will focus affordable housing to be built in places that need it the most, to which Garcia said that this plan will be spread throughout the City and will be more family-friendly and affordable than current laws, and said that there are various fees that will help contribute to the City's affordable housing fund towards 100% affordable housing projects. Davidson added that this Family Zoning Plan focuses on higher opportunity areas because most

of the City's new housing development has taken place in the eastern portion of the City, and so this plan is focusing on making up housing demand on the western portion of the City.

Commissioner Marlow asked where in District 2 the Family Zoning Plan focuses on building new housing since there is already a lot of housing and congestion, to which Davidson said the majority of the areas that are upzoned are focused along major transit corridors to allow new residents to have access to MUNI. Garcia added that the SF Planning website has an interactive map of San Francisco that they can look at where these projects may be built. Commissioner Marlow asked how middle-income families will be able to afford to live in the new housing since current housing is more expensive in District 2, to which Davidson said this plan focuses on protecting tenants that already live there, as well as the affordability aspect of new smaller units being compared to a new single-family home being built. Garcia added that this plan hopes to address and continue evolving to build "missing middle" housing for middle-class families, and he mentioned that legislators and planners are exploring other reforms to housing construction that can reduce construction costs, like single-stair reform. Davidson added that building large swaths of new housing will help to reduce the cost of housing instead of continuing to skyrocket.

Officer Mordehai asked how the Family Zoning Plan will affect small businesses on major transit corridors, and asked about how projects could possibly demolish the buildings that currently exist, to which Davidson said that it will affect these business corridors, but that the plan looks at underutilized sites and history shows that most of these types of development take place on parking or vacant lots. Officer Mordehai asked about two-story housing above small businesses and how their tenants may be affected by construction and upzoning, to which Davidson said that all buildings that have 3 or more rent-controlled units will have greater protections and be extremely hard to demolish.

Commissioner Fortgang asked how the greater influx of residents will affect other public services like transportation and others, to which Garcia said these questions are determined based on submitted environmental impact reports, and that the City's departments are looking at this Family Zoning Plan to anticipate in advance of these new residents. Commissioner Fortgang asked what the result would be with a possible state takeover if this plan is taken partially or not at all, to which Garcia said that the State of California will implement "builder's remedy" and that any project will be allowed, as long as they meet all state requirements, and San Francisco will fully lose local control and regulation of new housing development. Davidson added that Senate Bill 79 increases housing density around major transit routes, including in residential areas, and that would take effect in July 2026 if no alternative was passed to account for these new units.

Officer Jacques asked if there's benefits to Black and Brown families that need access to housing, to which Garcia said there was a racial equity analysis done for this plan, and that this plan specifically focuses on building housing in richer and less diverse areas of the City that have historically not been open to higher density due to past segregation patterns.

Commissioner Mon asked how they will accommodate schools to be more prepared to take in more students where housing will be built, to which Davidson said that SFUSD is currently under the threat of school closures due to lower enrollment numbers, so that there's plenty of space for students to fill classrooms. Commissioner Mon asked how they will address aging infrastructure that would likely be affected by increased residents, and Davidson said that the City's departments are already using these types of plans to account for the greater capacity of residents that may live here.

Commissioner Yang asked about microretailing spaces and how that would affect the retail zones would be affected before and after development, to which Davidson said that they are trying to offer further support services since the state does not allow for local jurisdictions to implement rent control for businesses.

Commissioner Liu asked how businesses can be protected as they're being moved, to which Davidson said they can't force the developer to move the previous displaced business but they can offer first right of return to that location by the developer.

Commissioner Trujillo asked about opposition to affordable housing, to which Garcia said oftentimes it's nearby resistance to possible social issues that can come with the affordable housing projects, but that the landscape for development has changed.

Vice Chair Lonné Amir asked how traffic and congestion will be affected on major streets like Lombard Street, to which Davidson said the Controller's Office did a report and found that these types of construction projects didn't have a major effect on traffic congestion since they take place mainly off of the street or temporarily. Davidson said that these projects can take years to finish, but that there is an effort to reduce construction times to meet the City's housing goals.

Officer Mordehai asked how many studies have been done on the implications of small business support or lack thereof, to which Davidson said the fund has been created but that the details and implementation of support has yet to be seen since the plan is still in the amendment phase.

Commissioner Shah asked if the plan was based off of other cities since San Francisco doesn't have many skyscrapers, to which Garcia said the plan is based off of focusing on what other cities were doing to further housing development, as well as increasing density near the biggest boulevards to not disrupt the fabric of neighborhoods.

Commissioner Yang asked about financial oversight since this plan will take place over many years and that the affordable housing fund focuses on building much-needed housing, to which Garcia said the affordable housing fund is already significantly past its ability to fund projects, and that legislators are continuing to work on methods that will further the City's ability to fund affordable housing projects.

Chair Listana asked about the Controller Office's report that the Family Zoning Plan will meet some of the state's requirements but not the full number and how they plan on addressing that gap, to which Davidson said it's the Planning Department's job to create the capacity for the number of units, while the Controller's report focused on effects of the plan based on the potential economic impacts. Garcia added that the Board of Supervisors are continuing to discuss what other tools and options they have to increase the real number of housing units that are built by approving this plan.

Commissioner Marlow left the meeting at 6:06pm, and returned at 6:12pm.

Commissioner Trujillo left the meeting at 6:20pm, and returned at 6:22pm.

Chair Listana called for a 10-minute recess at 6:30pm, and returned at 6:42pm.

7. Legislation Referred (Discussion and Possible Action)

- a. **BOS File No. 250700** - Zoning Map - Family Zoning Plan
- b. **BOS File No. 250701** - Planning, Business and Tax Regulations Codes - Family Zoning Plan

Officer Mordehai said that since Officer Conboy isn't present today but that they had discussed that today was a great introduction to the Family Zoning Plan, and that this would be a great opportunity for Commissioners to now go to their communities to gather feedback.

Officer Mordehai, seconded by Commissioner Marlow, motioned to table Item 7 to the next full Youth Commission meeting.

Discussion:

Commissioner Shah said that while she sees that District 3 is heavily impacted by this plan, that this plan does help match the City to be in compliance with the state's housing goals and make housing more affordable for families. She is leaning in support of the legislation.

Commissioner Fortgang said she agrees, and that she wants to see more conversation around ensuring affordable housing actually gets build, preventing displacement, and that the City's services are strained

so much to not meet the demand. She also wants to see more answers about the state housing goal not being met.

Vice Chair Lonné Amir said she hears the presenters on them saying it won't majorly impacts traffic congestion, but she can see that it would have an impact that deserves a more definitive plan on how those issues will be addressed.

Commissioner Marlow said that she fully agrees that traffic will be an issue on major roads, and she wants more time to think about how she feels about this legislation.

Officer Mordehai said that she wants to see how small businesses will be affected through these changes, since a lot of them may not find the support that they need from the City if they're displaced due to upzoning and construction.

Commissioner Yang said she wants to know more about the timeline for the Family Zoning Plan and how residents can expect on the speed of change, as well as more small business engagement from the City.

Chair Listana said she agrees that San Francisco needs more housing, and she has a lot of additional questions about the feasibility of this plan to become reality. She said it's mostly a Mayor and Board problem to figure out how to make it happen, but is supportive of the plan.

Commissioner Shah said this plan just changes where the location can be in the City when it comes to affordable housing, not necessarily that it will be built equitable.

Commissioner Trujillo said it's important to demystify false accusations about problems about affordable housing.

Public Comment:

1. Eva - They are an organizer for the Young Women's Freedom Center, and they spoke about the Youth Commission making sure to advocate for affordable housing that families can actually afford, and make sure to protect tenants and small businesses throughout the City.

The motion carried by the following roll call vote:

Roll Call Vote: 14 ayes, 2 absent.

Leah Mordehai (D1) - aye
Camryn Marlow (D2) - aye
Aanya Shah (D3) - aye
Shoon Mon (D4) - aye
Evelyn Conboy (D7) - absent
Harper Fortgang (D8) - aye
Maximiliano Trujillo (D9) - aye
Symona Elias (D10) - aye
Natalie Liu (D11) - aye
Dawnae Jacques (MYR) - aye
Téa Lonné Amir (MYR) - aye
Jacqueline Moreno (MYR) - absent
Ayan Azad (MYR) - aye
Ava Oram (MYR) - aye
Emily Yang (MYR) - aye
Gabbie Listana (D6) - aye

Action: Item 7 tabled to the next full Youth Commission meeting.

8. Commission Business (Discussion and Possible Action)

- a. **RESOLUTION NO. 2526-AL-01** - [Addressing Food Deserts in District 10] - Urging the Mayor's Office, District 10 Office, and Office of Economic Workforce Development to Bring a Full Service Grocery Store to Address the Food Desert in Bayview Hunter's Point Neighborhood. (Second Reading)
 - i. Sponsors: Listana, Elias

Chair Listana and Commissioner Elias read the amended clauses of the resolution into the record.

Chair Listana, seconded by Commissioner Yang, motioned to approve Resolution No. 2526-AL-01. No discussion. No public comment. The motion carried by the following roll call vote:

Roll Call Vote: 14 ayes, 2 absent.

Leah Mordehai (D1) - aye
Camryn Marlow (D2) - aye
Aanya Shah (D3) - aye
Shoon Mon (D4) - aye
Evelyn Conboy (D7) - absent
Harper Fortgang (D8) - aye
Maximiliano Trujillo (D9) - aye

Symona Elias (D10) - aye
Natalie Liu (D11) - aye
Dawnae Jacques (MYR) - aye
Téa Lonné Amir (MYR) - aye
Jacqueline Moreno (MYR) - absent
Ayan Azad (MYR) - aye
Ava Oram (MYR) - aye
Emily Yang (MYR) - aye
Gabbie Listana (D6) - aye

Action: Resolution No. 2526-AL-01 approved.

9. Committee Reports (Informational)

a. Executive Committee

i. Legislative Affairs Officers

Officer Mordehai said the biggest thing they've been working on is the Family Zoning Plan, and getting the Immigration Legal Fund budget supplemental to be referred to the Youth Commission.

ii. Communication and Outreach Officers

Officer Azad said that the Comms Officers are gathering post ideas from commissioners and what information to share on social media. Officer Jacques said that they will be doing some brief interviews on when each commissioner wants to be interviewed for introductions. Officer Azad said that the Great Hauntway was fun but the weather was wild.

iii. General Committee Updates

Vice Chair Lonné Amir said they had a great Executive Committee meeting last week.

b. Transformative Justice Committee

Commissioner Trujillo said they had a good meeting and was able to elect their Chair and Vice Chair, and are currently drafting a statement in regards to the recent immigration enforcement efforts.

c. Housing, Recreation, and Transit Committee

Commissioner Oram said HRT focused on a fun icebreaker, conducted their elections for Chair and Vice Chair, and discussed their goals and priorities for the upcoming term.

d. Civic Engagement and Education Committee

Specialist Zhan CEEC has not met yet due to scheduling conflicts last week, but they did put together some goals and legislative priorities for this term.

10. Roll Call, Introductions, and Announcements (Informational)

Roll call for introduction of resolutions, requests for hearings, letters of inquiry, reports on their Commission-related activities, and announcements.

- a. Presenters: Commissioner Conboy, Commissioner Shah, Commissioner Jacques, Commissioner Trujillo, Commissioner Fortgang, Commissioner Lonné Amir, Commissioner Tanaka, Commissioner Mordehai, Commissioner Moreno.

Commissioner Conboy is absent.

Commissioner Shah has been focusing a lot on the Family Zoning Plan, since she's presenting that to the District 7 Youth Council to hear feedback from youth.

Commissioner Jacques said she attended a youth summit in Minneapolis last week and represented San Francisco. She was able to talk and experience various ways for youth to protect others and be safe in their surroundings. She brought up an idea of having screens throughout the City with interactive and emergency options, and said this is an idea worth considering instead of the traditional funding for law enforcement.

Commissioner Trujillo said he met with a legislative aide with his fellow D9 Youth Councilmembers, and that the D9YC intends to focus on AI vehicles and street conditions. He also is excited to work on a D9 Town Hall with Specialist Zhan.

Commissioner Fortgang said she's excited to promote the California Association of Youth Commissions convention coming up later this month. She also met with the D8 Legislative Staff.

Commissioner Lonné Amir said she's working on a statement regarding youth interacting with ICE.

Commissioner Mordehai said she's been working on the creation of the District 1 Youth Council and would love support in sharing it out with others. She also

was able to attend a summit in Washington D.C. regarding foreign policies of the US with Ukraine, and is interested in introducing a resolution to make refugees feel more welcome in San Francisco. She's also working with an organization that wants to embark on a mobile voting project and asked if any other commissioners were interested, but she would send more information via email soon.

Commissioner Moreno is absent.

b. Other Legislative Introductions and Announcements

Commissioner Fortgang introduced the CAYC virtual event on November 15th from 9am to 12pm on Zoom, that'll include over 100 Youth Commissions and encouraged everyone to join. She added that the SFUSD Climate Action Fellows will be visiting on November 17th and will be doing a City Hall tour.

Commissioner Yang invited commissioners to join a Green Careers Fair event on November 15th from 12pm to 2pm, which will have professionals from various backgrounds. She said the event will have free boba, and will be at 1455 Market St in the Environment Department building.

11. Staff Report (Informational)

Director Esquivel Garcia has no report for today.

Specialist Zhan is working on planning for 11 district town halls in collaboration with our community organizations, and reminded everyone to be mindful of commitments that they make when they schedule meetings.

Specialist Ochoa will be sending his staff report via email, and asked Commissioners Fortgang and Yang to send the event information they announced so he can reflect that in the minutes and send out calendar invites.

12. Adjournment

There being no further business on the agenda, the full Youth Commission adjourned at 7:21pm.

Any materials distributed to the members of the Youth Commission within 72 hours of the meeting or after the agenda packet has been delivered to the members are available for inspection—along with minutes of previous Youth Commission meetings and all supplementary information—at the Youth Commission office during regular office hours (10am to 6pm, Monday—Friday). The Youth Commission office is at:

City Hall, Room 345

1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
Phone: (415) 554-6446, Fax: (415) 554-6140
Email: youthcom@sfgov.org Website: <http://www.sfgov.org/vc>

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Sunshine Ordinance Task Force
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689
Phone: (415) 554-7724, Fax: (415) 554-5784
Email: sotf@sfgov.org

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