



# City and County of San Francisco

## Meeting Agenda

### Land Use and Transportation Committee

*Member: Myrna Melgar, Chyanne Chen, Bilal Mahmood*

*Clerk: John Carroll*

*(415) 554-4445 ~ [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)*

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

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Monday, March 17, 2025

1:30 PM

City Hall, Legislative Chamber, Room 250

**Regular Meeting**

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## ROLL CALL AND ANNOUNCEMENTS

## COMMUNICATIONS

## AGENDA CHANGES

## REGULAR AGENDA

- [241021](#)** **[Planning Code - Window Replacement Standards]**  
**Sponsors: Melgar; Engardio and Sauter**  
Ordinance amending the Planning Code to limit restrictions on window replacement projects in certain buildings; 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 findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.  
  
10/15/24; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.  
  
10/23/24; REFERRED TO DEPARTMENT.  
  
12/30/24; RESPONSE RECEIVED.  
  
1/24/25; REMAIN ACTIVE.  
  
3/13/25; RESPONSE RECEIVED.  
  
*The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on March 18, 2025.*

**2. [241067](#) [Planning, Building Codes - Interim Housing in Hotels and Motels]****Sponsor: Mayor**

Ordinance amending the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

10/29/24; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/6/24; REFERRED TO DEPARTMENT.

11/15/24; RESPONSE RECEIVED.

11/21/24; RESPONSE RECEIVED.

12/23/24; RESPONSE RECEIVED.

2/10/25; CONTINUED TO CALL OF THE CHAIR.

3/10/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

3/10/25; CONTINUED AS AMENDED.

3/12/25; REFERRED TO DEPARTMENT.

*The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on March 18, 2025.*

**3. [241173](#) [Planning Code - Continuation of Nonconforming Public Parking Lots in CMUO and MUR]****Sponsor: Dorsey**

Ordinance amending the Planning Code to authorize the continuance of nonconforming public parking lots in the Central SoMa Mixed Use-Office (CMUO) and Mixed Use-Residential (MUR) Districts through December 31, 2026; enabling an existing public parking lot operator in CMUO and MUR Districts to apply for a conditional use authorization for a five-year extension; 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.

12/3/24; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

12/11/24; REFERRED TO DEPARTMENT.

12/30/24; RESPONSE RECEIVED.

2/25/25; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee.

2/28/25; REFERRED TO DEPARTMENT.

3/10/25; RESPONSE RECEIVED.

*The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on March 18, 2025.*

4. [250069](#) **[Planning Code - Conversion of Residential Hotel Rooms to Tourist Hotel Rooms at 447 Bush Street]**

Ordinance amending the Planning Code to principally permit up to 51 Tourist Hotel rooms at Assessor's Parcel Block No. 0287, Lot No. 020, also known as 447 Bush Street; exempting 447 Bush Street from the requirement to obtain a conditional use authorization to convert 38 Residential Hotel rooms to Tourist Hotel rooms; waiving development impact fees and requirements for the conversion of the 38 rooms; providing that the conversion of the 38 rooms shall occur simultaneously with the application of the Residential Hotel Unit Conversion and Demolition Ordinance to 27 Group Housing rooms at 412-422 Hayes Street and seven Group Housing Rooms at 319-321 Ivy Street, Assessor's Parcel Block No. 0808, Lot No. 007; providing that the Department of Building Inspection shall issue certificates of use to reflect the changes in use of all the aforementioned properties and waiving associated fees; providing that the Ordinance is conditioned on enactment of the ordinance approving settlement of claims in Hotel Des Arts, LLC v. City and County of San Francisco et al.; 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 findings of public necessity, convenience, and welfare under Planning Code, Section 302. (City Attorney)

1/17/25; RECEIVED FROM DEPARTMENT.

1/28/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

2/5/25; REFERRED TO DEPARTMENT.

2/12/25; RESPONSE RECEIVED.

3/12/25; RESPONSE RECEIVED.

*The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on March 18, 2025.*

## ADJOURNMENT

*NOTE: Pursuant to Government Code Section 65009, the following notice is hereby given: if you challenge, in court, the general plan amendments or planning code and zoning map amendments described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.*

## LEGISLATION UNDER THE 30-DAY RULE

*NOTE: The following legislation will not be considered at this meeting. Board Rule 3.22 provides that when an Ordinance or Resolution is introduced which would CREATE OR REVISE MAJOR CITY POLICY, the Committee to which the legislation is assigned shall not consider the legislation until at least thirty days after the date of introduction. The provisions of this rule shall not apply to the routine operations of the departments of the City or when a legal time limit controls the hearing timing. In general, the rule shall not apply to hearings to consider subject matter when no legislation has been presented, nor shall the rule apply to resolutions which simply URGE action to be taken.*

### 250186

#### **[Public Works Code - Mission Rock - Street and Public Infrastructure Acceptance - Establishing Official Sidewalk Widths and Street Grades]**

##### **Sponsors: Mayor; Dorsey**

Ordinance accepting irrevocable offers of public infrastructure associated with the Mission Rock Project Phase 1A, including improvements located within portions of Bridgeview Way, Dr. Maya Angelou Lane, Toni Stone Crossing, and Third Street; dedicating this infrastructure to public use; designating this public infrastructure for street and roadway purposes, as applicable; accepting the public infrastructure for City maintenance and liability purposes, subject to specified limitations; establishing official public right-of-way widths and street grades; amending Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," to establish official sidewalk width on Bridgeview Way, Dr. Maya Angelou Lane, Toni Stone Crossing, and Third Street; accepting a Public Works Order recommending various actions regarding the public infrastructure improvements; amending the Public Works Code to require excavation permits for all excavation work performed in the Mission Rock Special Use District, regardless of whether it can be completed within a period of 24 hours or would qualify for other existing exemptions; delegating limited authority to the Public Works Director to accept specified infrastructure; authorizing official acts, as defined, in connection with this Ordinance; adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

2/25/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

### 250187

#### **[Public Works Code - Minor Sidewalk Encroachments at the Mission Rock, Pier 70, and Potrero Power Station Projects]**

##### **Sponsors: Mayor; Dorsey**

Ordinance amending the Public Works Code to designate the Port of San Francisco, instead of the Department of Public Works, as responsible for permitting tables, seating, and other minor encroachments on the public sidewalks at the Mission Rock, Pier 70, and Potrero Power Station projects; and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the eight priority policies of Planning Code, Section 101.1.

2/25/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

**250188 [Public Works, Administrative Codes - Mission Rock Utilities, Inc. - Master Encroachment Permit for Privately-Owned District Utility System]****Sponsors: Mayor; Dorsey**

Ordinance granting a revocable master encroachment permit to Mission Rock Utilities, Inc., a Delaware corporation, to maintain encroachments on and beneath the public right-of-way on portions of Terry A. Francois Boulevard, Bridgeview Way, Dr. Maya Angelou Lane, Toni Stone Crossing, Third Street, and Long Bridge Street within and adjacent to the Mission Rock Special Use District, which encroachments include but are not limited to non-potable water systems, gravity and force main sewer systems, heating and chilled water systems, and conduits for fiber optic cable for purposes of communications for these systems; authorizing Public Works to receive annual payments from permittee to cover potential costs the City may incur in the event that the encroachments are abandoned; adopting environmental findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

2/25/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

**250191 [Planning and Building Codes - Amnesty for Properties in the Department of Building Inspection's Internal Quality Control Audit]****Sponsor: Mandelman**

Ordinance amending the Planning Code to: create a time-limited amnesty program for properties listed on the Department of Building Inspection's Internal Quality Control Audit and subject to a Notice of Violation; consider those properties as noncomplying structures and nonconforming uses following certification; and waive fees and penalties associated with the Planning Department's review of requests for amnesty, and refund any fees and penalties already paid by amnesty projects; amending the Building Code to: require certification of existing conditions for amnesty projects; prohibit expansion or intensification of non-complying amnesty structures; create a streamlined process for reviewing amnesty project applications; and waive fees associated with amnesty projects, and refund any fees and penalties already paid by amnesty projects; 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 findings of necessity and convenience under Planning Code, Section 302.

(Fiscal Impact; No Budget and Legislative Analyst Report)

2/25/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

3/3/25; REFERRED TO DEPARTMENT.

**250211 [Existing Building Code - Concrete Building Inventory Assessment]****Sponsor: Melgar**

Ordinance amending the Existing Building Code to assess the City's inventory of seismically vulnerable Rigid-Wall-Flexible-Diaphragm and Concrete Buildings, and adopt voluntary seismic retrofit standards for such buildings; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

3/4/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

3/12/25; REFERRED TO DEPARTMENT.

### The Levine Act

Pursuant to California Government Code, Section 84308, Members of the Board who have received campaign contributions totaling more than \$500 may be required to disclose that fact on the record of the proceeding. Parties and their paid agents may also be required to disclose on the record any campaign contributions made to a Member of the Board that meets the following qualifications for disclosure. A Member of the Board of Supervisors is disqualified and must recuse themselves on any agenda item involving business, professional, trade, and land use licenses or permits and all other entitlements for use, if they received more than \$500 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant within the 12 months prior to the final decision; and for 12 months following the date of the final decision, a Member of the Board shall not accept, solicit, or direct a campaign contribution of \$500 or more from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant. The foregoing statements do not constitute legal advice. Parties, participants, and their agents are urged to consult their own legal counsel regarding the requirements of the law. For more information about these disclosures, visit [www.sfethics.org](http://www.sfethics.org).

### Agenda Item Information

Each item on the Consent or Regular agenda may include the following 1) Legislation; 2) Budget and Legislative Analyst report; 3) Department or Agency cover letter and/or report; 4) Public correspondence. These items are available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244 or at [www.sfbos.org/legislative-research-center-lrc](http://www.sfbos.org/legislative-research-center-lrc).

### Meeting Procedures

The Board of Supervisors is the legislative body of the City and County of San Francisco. The Board has several standing committees where legislation is the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing on measures which have been heard in committee.

Board procedures do not permit: 1) vocal or audible support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones or electronic devices; 3) bringing in or displaying signs in the meeting room; or 4) standing in the meeting room. Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives; except that public speakers using interpretation assistance will be allowed to testify for twice the amount of time. Members of the public who want to display a document should place it on the overhead during their public comment and remove the document when they want the screen to return to live coverage of the meeting.

**IMPORTANT INFORMATION:** The public is encouraged to testify at Board and Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding agenda items for the official public record. Written communications should be submitted to the Clerk of the Board or the Clerk of the Committee: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications not received prior to the hearing may be delivered to the Clerk of the Board or the Clerk of the Committee and will be shared with the Members.

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**LANGUAGE INTERPRETERS:** Language services are available in Spanish, Chinese and Filipino for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact [bos@sfgov.org](mailto:bos@sfgov.org) or call (415) 554-5184.

**傳譯服務:** 所有常規及特別市參事會會議和常務委員會會議將提供西班牙文, 中文以及菲律賓文的傳譯服務, 但必須在會議前最少兩 (2) 個工作日作出請求, 以確保能獲取到傳譯服務. 將因應請求提供交替傳譯服務, 以便公眾向有關政府機構發表意見. 如需更多資訊或請求有關服務, 請發電郵至 [bos@sfgov.org](mailto:bos@sfgov.org) 或致電 (415) 554-5184 聯絡我們.

**INTÉRPRETES DE IDIOMAS:** Para asegurar la disponibilidad de los servicios de interpretación en chino, filipino y español, presente su petición por lo menos con dos (2) días hábiles de antelación previo a la reunión. Para más información o para solicitar los servicios, envíe su mensaje a [bos@sfgov.org](mailto:bos@sfgov.org) o llame al (415) 554-5184.

TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan sa pag salin-wika sa Kastila, Tsino at Pilipino ng hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa [bos@sfgov.org](mailto:bos@sfgov.org) o tumawag sa (415) 554-5184.

#### **Americans with Disabilities Act (ADA) and Reasonable Accommodations**

Title II of the ADA requires that all programs offered through the state and local government such as the City and County of San Francisco be accessible and usable to people with disabilities. The ADA and City policy require that people with disabilities have equal access to all City services, activities, and benefits. If you believe your rights under the ADA are violated, contact the ADA Coordinator. Ordinance No. 90-10 added Section 2A.22.3 to the Administrative Code, which adopted a Citywide Americans with Disabilities Act Reasonable Modification Policy.

Meetings are real-time captioned and cablecast open-captioned on SFGovTV ([www.sfgovtv.org](http://www.sfgovtv.org)) or Cable Channels 26, 28, 78 or 99 (depending on your provider). Board and Committee meeting agendas and minutes are available on the Board's website [www.sfbos.org](http://www.sfbos.org) and adhere to web development Federal Access Board's Section 508 Guidelines. For reasonable accommodations, please contact (415) 554-5184 or (415) 554-5227 (TTY). Board of Supervisors' Rules of Order 1.3.3 does not permit remote public comment by members of the public at meetings of the Board and its committees, except as legally required to enable people with disabilities to participate in such meetings. If you require remote access as a means of reasonable accommodation under ADA, please contact the Clerk's Office to request remote access, including a description of the functional limitation(s) that precludes your ability to attend in person. Requests made at least two (2) business days in advance of the meeting will help to ensure availability. For further assistance, please call (415) 554-5184.

#### **Know Your Rights Under The Sunshine Ordinance**

Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-5163; or by email at [sotf@sfgov.org](mailto:sotf@sfgov.org). Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67, on the Internet at [www.sfbos.org/sunshine](http://www.sfbos.org/sunshine).

#### **Ethics Requirements**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (Campaign & Governmental Conduct Code, Section 2.100) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; (415) 252-3100; fax (415) 252-3112; website [www.sfgov.org/ethics](http://www.sfgov.org/ethics).

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit [www.sfethics.org](http://www.sfethics.org).