



City and County of San Francisco
Meeting Minutes
Land Use and Transportation Committee

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

Members: Myrna Melgar, Dean Preston, Aaron Peskin

Clerk: Erica Major (415) 554-4441

Monday, May 24, 2021

1:30 PM

Regular Meeting

Present: 3 - Myrna Melgar, Dean Preston, and Aaron Peskin

The Land Use and Transportation Committee met in regular session through videoconferencing, and provided public comment through teleconferencing, on Monday, May 24, 2021, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:31 p.m.

Remote Access to Information and Participation

In accordance with Governor Newsom's Executive Order No. N-33-20 declaring a State of Emergency regarding the COVID-19 outbreak and Mayor London N. Breed's Proclamation declaring a Local Emergency issued on February 25, 2020, including the guidance for gatherings issued by the San Francisco Department of Public Health Officer, aggressive directives were issued to reduce the spread of COVID-19. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely (via Microsoft Teams) and will allow remote public comment via teleconference. Visit the SFGovTV website at (www.sfgovtv.org) to stream the live meetings, or to watch meetings on demand. Members of the public are encouraged to participate remotely via detailed instructions on participating via teleconference available at: <https://sfbos.org/remote-meeting-call>.

Members of the public may participate by phone or may submit their comments by email to: Erica.Major@sfgov.org; all comments received will be made a part of the official record. Regularly scheduled Land Use and Transportation Committee Meetings begin at 1:30 p.m. every Monday of each month. Committee agendas and their associated documents are available at <https://sfbos.org/committees>.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Melgar, Vice Chair Preston, and Member Peskin were noted present. A quorum was present.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

201151 [Environment, Public Works Codes - Construction and Demolition Debris Recovery]

Sponsors: Safai; Walton

Ordinance amending the Environment and Public Works Codes to require transporters of construction and demolition debris to obtain a temporary or annual permit from the Department of Environment for each vehicle and debris box used for such transport and to comply with permit conditions; to require facilities that process such debris to comply with updated registration conditions; to require each person who conducts full demolition projects as permitted by the Department of Building Inspection and submits to the Director of the Department of Environment a material reduction and recovery plan to provide for at least 75% recovery away from disposal instead of 65% as required under existing law and to verify this recovery rate after completing the project; to authorize the Director to impose administrative penalties for violations; and affirming the Planning Department's determination under the California Environmental Quality Act.

10/06/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/5/2020.

10/13/20; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Department of Building Inspection, Building Inspection Commission, Department of the Environment, Sheriff's Department, and Board of Appeals for informational purposes.

10/15/20; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the

11/25/20; NOTICED. First 10-Day Fee Ad for 12/7/2020 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

12/02/20; NOTICED. Second 10-Day Fee Ad for 12/7/2020 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

12/07/20; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Deborah Raphael, Director, and Jack Macy (Department on the Environment); Crispin Hollings (Sheriff's Department); presented information and answered questions raised throughout the discussion. Amy; Sean Lernahan; Joni Eisen; John Buchar; Speaker (PODER); Jeff Weitzel; Helena Bereke; Gabe Goffman; Rob Hill; Paul Wermer; Speaker; William Turly; Michael Gross; Paul; Daniel Tahara; Chris; Nativa Galinato; Alex Lanceberg; spoke in support of the hearing matter.

12/07/20; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

12/07/20; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

02/26/21; NOTICED. First 10-Day Fee Ad for 03/08/2021 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

03/03/21; NOTICED. Second 10-Day Fee Ad for 03/08/2021 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

03/08/21; CONTINUED. Heard in Committee. Speaker: Supervisor Ahsha Safai (Board of Supervisors); presented information and answered questions raised throughout the discussion.

Heard in Committee. Speaker: Georgia Schuttish; spoke on various concerns relating to the hearing matter.

Member Peskin moved that this Ordinance be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

210088 [Urging the Recreation and Parks Department, Municipal Transportation Agency, Real Estate Division, and Public Works to Work Collaboratively to Design a Long-Term Plan to Re-Imagine Twin Peaks]

Sponsors: Melgar; Mandelman and Walton

Resolution urging the Recreation and Park Department, Municipal Transportation Agency, Real Estate Division, and Public Works to work collaboratively on a long-term Recovery and Revitalization Plan, involving immediate neighbors and community stakeholders, to re-imagine Twin Peaks and identify resources to improve accessibility, safety, cleanliness, environmental sustainability, and the ability to build upon a welcoming environment for residents and tourists alike.

01/26/21; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

02/02/21; REFERRED TO DEPARTMENT. Referred to the Municipal Transportation Agency, Real Estate Division, Public Works, Recreation and Parks Department and the Mayor's Office for informational purposes.

05/17/21; CONTINUED. Heard in Committee. Speakers: Phil Ginsburg, General Manager, and Beverly Ng (Recreation and Parks Department); Matt Lasky (Municipal Transportation Agency); presented information and answered questions raised throughout the discussion. Linda Chapman; Sing; Denise La Point; spoke on various concerns relating to the hearing matter.

Heard in Committee. Speakers: Denise LaPoint; spoke in support of the hearing matter. Richard Staff; Cliff Barter; Raul Mondelato; spoke on various concerns relating to the hearing matter.

Member Peskin moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page Page 1, Line 1, by striking 'Develop' and replacing it with 'Work Collaboratively To Design'; on Page 1, Line 6, by adding 'collaboratively' before 're-imagine Twin Peaks'; on Page 3, Line 17, adding 'foundations' as one of the suggested groups to enlist as a part of the process; and adding other clarifying and conforming changes. The motion carried to the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Resolution urging the Recreation and Parks Department, Municipal Transportation Agency, the Real Estate Division, and Public Works to work collaboratively, on a long-term Recovery and Revitalization plan, involving immediate neighbors and community stakeholders, to collaboratively re-imagine Twin Peaks and identify resources to improve accessibility, safety, cleanliness, environmental sustainability and the ability to build upon a welcoming environment for residents and tourists alike.

Chair Melgar moved that this Resolution be RECOMMENDED AS AMENDED AS A COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

210284 [Administrative, Public Works, and Transportation Codes - Shared Spaces]**Sponsors: Mayor; Mandelman, Safai, Stefani and Haney**

Ordinance amending the Administrative Code to rename and modify the Places for People Program as the Shared Spaces Program, and to clarify the roles and responsibilities of various departments regarding activation and use of City property and the public right-of-way, streamline the application process, specify minimum programmatic requirements such as public access, setting permit and license fees, and provide for the conversion of existing Parklet and Shared Spaces permittees to the new program requirements; amending the Public Works Code to create a Curbside Shared Spaces permit fee, provide for public notice and comment on permit applications, provide for hearings for occupancy of longer-term street closures, and supplement enforcement actions by Public Works; amending the Transportation Code to authorize the Interdepartmental Staff Committee on Traffic and Transportation (ISCOTT) to issue permits for the temporary occupancy of the Traffic Lane for purposes of issuing permits for Roadway Shared Spaces as part of the Shared Spaces Program, subject to delegation of authority by the Municipal Transportation Agency Board of Directors to temporarily close the Traffic Lane, and adding the Planning Department as a member of ISCOTT; amending the Transportation Code to prohibit parking in a zone on any street, alley, or portion of a street or alley, that is subject to a posted parking prohibition except for the purpose of loading or unloading passengers or freight; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and affirming the Planning Department's determination under the California Environmental Quality Act.

(Economic Impact)

03/16/21; ASSIGNED UNDER 30 DAY RULE PENDING APPROVAL AS TO FORM to Land Use and Transportation Committee.

04/06/21; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. Mayor Breed introduced a substitute Ordinance bearing a new title.

04/12/21; REFERRED TO DEPARTMENT. Referred to the Planning Commission and Planning Department for review.

04/13/21; REFERRED TO DEPARTMENT. Referred to the Planning Department, Public Works, Municipal Transportation Agency, Real Estate Division, Fire Department, Entertainment Commission, and Recreation and Parks Department for informational purposes.

04/21/21; RESPONSE RECEIVED. The Commission met and held a meeting and recommended support with recommendations.

05/04/21; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee.

05/07/21; REFERRED TO DEPARTMENT. Referred to the Planning Department, Public Works, Municipal Transportation Agency, Real Estate Division, Fire Department, Entertainment Commission, and Recreation and Parks Department for informational purposes; referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

05/07/21; RESPONSE RECEIVED. The amendments in the substituted ordinance were considered by the Planning Commission and the Commission noted they would not re-hear the matter.

05/11/21; RESPONSE RECEIVED. The Commission reaffirmed that the matter was heard and the Addendum noted on April 19, 2021, is still valid.

05/14/21; NOTICED. First 10-Day Fee Ad for 5/24/2021 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

05/19/21; NOTICED. Second 10-Day Fee Ad for 5/24/2021 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

Heard in Committee. Speakers: Robin Abad (Planning Department); Monica Munowitch (Municipal Transportation Agency); Supervisor Ahsha Safai (Board of Supervisors); Ted Egan (Office of the Controller); Andres Power (Mayor's Office); presented information and answered

questions raised throughout the discussion. Cliff Barter; Rachel Herbert; Laurie Thomas (Golden Gate Restaurant Association); Ryan Gilbert (The Sea Star); Phil Chen (Alchemist Bar and Lounge); Bryan Schulman; Roberta Clemeneties; Tony; Jessica Lum (San Francisco Travel Association); Ferez Turan; Flo Kelly; Tiffany Chung; Glen Say; Lindsey Tusk; Zack Schaub; Doug Daltman; Kenneth Rothwell; Josh Harris; Chris Harriet; Kennedy Bennish; Jordan Wing (People in the Streets); David Mayfield; Laurence Jossel; Darcy Dollenger (Oasis); Debbie Horn; Speaker; Danny Sauter; Julio Buen Dia; Raindecker; Stacy; Kim Arthur; Speaker (San Francisco Eagle Bar); Speaker; Sarah Hoffman; Nick Rothman; Matt Utiget; Margie Butler; Heidi; John Segura; Sam Dutch; Charles Bear; Steven Buff; June Matolli; Rayana Flahoudin; Sechi Reganald; Mario Mogannam; Mike Shannan; Shazell Rhymer; Kat Anderson (Word A Café); Hansen Lee; Autumn Addon; John Sau; Rachel Ryan; Naz Gorham; Andrew Sullivan; Diana Reese; Les James; Zoe Kitterman; David Bowl; Christine Dioso; Chadwick Bombeck; Will Weston; Speaker; Tracy Sylvester; Antonio Zanzoni; Jim Angelo; Kelly Cozack; Theo Cozack; Spencer White; Oao Della; Will Herrera; Speaker; John More; spoke in support of the hearing matter. Kathleen Dewart; Maria Swords (Calle 24); Renee Curan; Richard Rothman; Kathleen Courtney; Stephanie Peet; Ozzie Rohm; spoke in opposition of the hearing matter. Kathy DeLuga; David Woo (SOMA Pilipinas); Bob Planthold; Paul; Dunn Lyman; Paul Mondelano; Chris Arvin; Aaron Mooney; Bruce Wolf; William Railing; Adika; Robert Fruckman; Andrew Chun (Schroeder's San Francisco); Rosa; Anastasia Youvanopolus; Speaker; Speaker; Henry Karnilowicz (Occidental Express); Debbie; Erick Arguello (Calle 24); Scott; Richard Staff; Tyra; Shanty; Hayden Miller; Larissa Peticelli; Lisa Church; Nikki Gun; Michelle Delaney; H. Joseph Ehrmann; Peter Papadopolous; Tom Radulovich (Livable City); Megan Wilson; Calvin Quick; Andrick; Gail Gilman; Carl Lull; Steven Ultimaro; Sharky Laguana; David Quimby; Fliky Magarin; various concerns relating to the hearing matter.

Vice Chair Preston moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of June 7, 2021. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

210285 [Planning, Business and Tax Regulations, Police Codes - Small Business Recovery Act]**Sponsor: Mayor**

Ordinance amending the Planning, Business and Tax Regulations, and Police Codes to simplify procedures and allow flexibility for neighborhood, cultural, and entertainment establishments by 1) expanding streamlined review and inspection procedures to principally permitted storefront uses citywide; 2) deleting separate definitions of "Cat Boarding," "Gym," "Trade Shop," and "Services, Instructional" from the Planning Code; 3) allowing permitted conditional uses to continue after three years of abandonment; 4) allowing the continuation of longstanding places of entertainment; 5) allowing Outdoor Activity Areas on rooftops; 6) temporarily requiring a conditional use authorization for uses replacing Nighttime Entertainment uses; 7) allowing accessory catering uses in Restaurants; 8) allowing accessory dwelling units on the ground floor in Neighborhood Commercial Districts; 9) allowing temporary outdoor entertainment, arts, and recreation activities; 10) deleting certain conditional use finding requirements for Nighttime Entertainment use; 11) deleting conditional use findings related to formula retail concentrations in certain districts; 12) requiring expedited permit processing for commercial uses on the ground floor; 13) eliminating Historic Preservation Commission review of minor alteration permits and certificates of appropriateness; 14) eliminating the one night dance permit; 15) extending time for limited live performances from 10 p.m. to 11 p.m.; 16) allowing additional One-Time Entertainment Permits and One-Time Outdoor Amplified Sound Permits; 17) exempting single individual performances without amplification from permit requirements; 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.

03/16/21; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 4/15/2021.

03/23/21; RESPONSE RECEIVED. The Commission noted their support for the proposed changes.

03/23/21; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review; Small Business Commission for comment and recommendation; and referred to the Department of Building Inspection, Fire Department, Public Works, Department of Public Health, Historic Preservation Commission, and Entertainment Commission for informational purposes.

03/30/21; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

04/06/21; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. Mayor Breed introduced a substitute Ordinance bearing a new title.

04/14/21; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review; Small Business Commission for comment and recommendation; and referred to the Department of Building Inspection, Fire Department, Public Works, Department of Public Health, Historic Preservation Commission, and Entertainment Commission for informational purposes.

04/21/21; RESPONSE RECEIVED. The Commission met and held a meeting and recommended support with recommendations.

05/11/21; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor Breed introduced a substitute Ordinance bearing a new title.

05/18/21; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review; Small Business Commission for comment and recommendation; and referred to the Department of Building Inspection, Fire Department, Public Works, Department of Public Health, Historic Preservation Commission, Entertainment Commission, and Police Department for informational purposes.

05/20/21; RESPONSE RECEIVED. On April 22, 2021, the Commission met and held a duly noticed hearing and recommended approval with modifications for the proposed legislation.

See Duplicated File No. 210591.

Chair Melgar requested this matter be DUPLICATED.

Heard in Committee. Speakers: Laurel Arvanitidis (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion. Stacy Randecker; Speaker; Speaker; Autumn Adom; spoke in support of the hearing matter. Katherine Howard; spoke in opposition of the hearing matter. David Woo (SOMA Pilipinas); Ben Bliman; David Harrison (Building Owners and Managers Association of San Francisco) Charlie Sciammas (PODER); Stan Hayes (Telegraph Hill Dwellers); Laurie Thomas (Golden Gate Restaurant Association); Somiah Handy (San Francisco Chamber of Commerce); Joseph Smooke; Tiffany Hickey (Asian Americans Advancing Justice – Asian Law Caucus); Glen Boosay; Martha Sanchez (Calle 24); Rollin Maltanado; Francisco Herrera; Marie Swornson (Calle 24); Sharky Laguna; Kelly Hill; Matthias Mormino (Chinatown Community Development Center); Maria de La Mora (Calle 24); Larissa Pentronelli; Ben Carroll; Jamal Cool; Speaker; Peter Papadopoulos; Lorraine Petty; William Ortiz Cartinera; Robbie Silver (Downtown Community Benefit District); John Mendoza; Chris; Anastasia Yovanopoulos; Erick Arguello (Calle 24); spoke on various concerns relating to the hearing matter.

Member Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by restore definitions of Gym and Trade Shop; on Page 4, Lines 3-8, by striking 'For permits outside of Neighborhood Commercial District or Neighborhood Commercial Transit Districts, the subject City departments shall apply the coordinated and simplified process for the review of all applications for storefront commercial uses that are principally permitted in the district no later than 90 days after the operative date of the ordinance in Board of Supervisors File No. 210285, amending this Section 32.'; on Page 7, Lines 4-8, by striking '(k) Trade shops that provide custom-crafted goods and/or services for sale directly to the consumer, reserving some storefront space for display and retail service; this may include but is not limited to repair of personal apparel, accessories, household goods, appliances, furniture, and similar items, upholstery services, and other artisan craft uses; and (l) Boarding for domestic cats.'; and adding other clarifying conforming changes. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Ordinance amending the Planning, Business and Tax Regulations, and Police Codes to simplify procedures and allow flexibility for neighborhood, cultural, and entertainment establishments by 1) expanding streamlined review and inspection procedures to principally permitted storefront uses citywide; 2) deleting separate definitions of "Cat Boarding," and "Services, Instructional" from the Planning Code; 3) allowing the continuation of longstanding places of entertainment; 4) temporarily requiring a conditional use authorization for uses replacing Nighttime Entertainment uses; 5) allowing temporary outdoor entertainment, arts, and recreation activities; 6) eliminating the one night dance permit; 7) extending time for limited live performances from 10 p.m. to 11 p.m.; 8) allowing additional One-Time Entertainment Permits and One-Time Outdoor Amplified Sound Permits; 9) exempting single individual performances without amplification from permit requirements; 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.

Member Peskin moved that this Ordinance be CONTINUED TO CALL OF THE CHAIR AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

210591 [Planning, Business and Tax Regulations, Police Codes - Small Business Recovery Act]**Sponsor: Mayor**

Ordinance amending the Planning, Business and Tax Regulations, and Police Codes to simplify procedures and allow flexibility for neighborhood, cultural, and entertainment establishments by 1) expanding streamlined review and inspection procedures to principally permitted storefront uses citywide; 2) deleting separate definitions of "Cat Boarding," "Gym," "Trade Shop," and "Services, Instructional" from the Planning Code; 3) allowing permitted conditional uses to continue after three years of abandonment; 4) allowing the continuation of longstanding places of entertainment; 5) allowing Outdoor Activity Areas on rooftops; 6) temporarily requiring a conditional use authorization for uses replacing Nighttime Entertainment uses; 7) allowing accessory catering uses in Restaurants; 8) allowing accessory dwelling units on the ground floor in Neighborhood Commercial Districts; 9) allowing temporary outdoor entertainment, arts, and recreation activities; 10) deleting certain conditional use finding requirements for Nighttime Entertainment use; 11) deleting conditional use findings related to formula retail concentrations in certain districts; 12) requiring expedited permit processing for commercial uses on the ground floor; 13) eliminating Historic Preservation Commission review of minor alteration permits and certificates of appropriateness; 14) eliminating the one night dance permit; 15) extending time for limited live performances from 10 p.m. to 11 p.m.; 16) allowing additional One-Time Entertainment Permits and One-Time Outdoor Amplified Sound Permits; 17) exempting single individual performances without amplification from permit requirements; 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.

Duplicated from File No. 210285.

Chair Melgar moved that this Ordinance be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

210537 [Administrative Code - Extension Of Temporary Tenant Protections Due To COVID-19]**Sponsors: Preston; Walton, Ronen, Peskin, Chan, Mandelman, Haney, Melgar and Safai**

Ordinance amending the Administrative Code to extend the COVID-19 based limit on residential evictions, which allows evictions only if based on the non-payment of rent or violence or health and safety issues, from June 30, 2021, to September 30, 2021.

05/11/21; ASSIGNED to Land Use and Transportation Committee. 5/12/21 - President Walton waived the 30-day rule pursuant to Board Rule No. 3.22.

05/19/21; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and Community Development, Department of Homelessness and Supportive Housing, Department of Public Health, and Rent Board for informational purposes.

Heard in Committee. Speakers: Anastasia Yovanopoulos; Jamal Cool; spoke on various concerns relating to the hearing matter.

Vice Chair Preston moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 9:14 p.m.

N.B. The Minutes of this meeting set forth all actions taken by the Land Use and Transportation Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.