



**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 ~ [erica.major@sfgov.org](mailto:erica.major@sfgov.org)

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Monday, July 10, 2023

1:30 PM

City Hall, Legislative Chamber, Room 250

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**Regular Meeting**

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

*The Land Use and Transportation Committee met in regular session, in-person with remote access and public comment via telephone, on Monday, July 10, 2023, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:32 p.m.*

### **Remote Access to Information and Participation**

*The Board of Supervisors ([www.sfbos.org](http://www.sfbos.org)) and its committees convene hybrid meetings that allow in-person attendance, in-person public comment (prioritized before remote public comment), remote access (watch: [www.sfgovtv.org](http://www.sfgovtv.org)), and remote public comment via teleconference (<https://sfbos.org/remote-meeting-call>). Members of the public may also submit their comments by email to the Clerk listed above; all comments received will be made a part of the official record.*

## **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.*

## **COMMUNICATIONS**

*Erica Major, Land Use and Transportation Clerk, instructed members of the public, when general public comment is called, to contribute live comments in-person or by dialing the telephone number published on the agenda and scrolling across the screen. Clerk Major further announced that in-person public comment will be taken before remote public comment is called.*

*(Those who are providing public comment remotely must dial \*3 to be added to the remote queue to speak. Written comments may be submitted through email ([Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org)) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.)*

## **AGENDA CHANGES**

*There were no agenda changes.*

## REGULAR AGENDA

### **230522 [Park Code - Authorizing Recreation and Park Commission to Apply the Park Code to Additional Property]**

**Sponsor: Mayor**

Ordinance amending the Park Code to authorize the Recreation and Park Commission to cause the Park Code to apply to specified properties it has authorized the Recreation and Park Department to lease or operate for recreational purposes.

05/02/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/1/2023.

05/05/23; REFERRED TO DEPARTMENT. Referred to the Recreation and Parks Department, Recreation and Parks Commission, and Real Estate Division for informational purposes.

06/12/23; CONTINUED. Heard in Committee. Speakers: Tom Paulino (Mayor's Office); Stacy Bradley (Recreation and Parks Department); presented information and answered questions raised throughout the discussion. David Pilpel; spoke on various concerns relating to the hearing matter.

*Heard in Committee. Speakers: Ephraim; David Pilpel; spoke on various concerns relating to the hearing matter.*

**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

Chair Melgar requested that File Nos. 230501, 230502, and 230503 be called together.

**230501 [Zoning Map - Port of San Francisco Waterfront Plan Update; Waterfront Zoning Correction]**

Ordinance amending the Zoning Map of the Planning Code to rezone certain waterfront parcels from P (Public) to M-1 (Light Industrial), and to add Waterfront Special Use District No. 4 covering areas east of the Mission Bay and Southern Waterfront areas; and making environmental findings, including adopting a statement of overriding considerations, and 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. (Planning Department)

05/01/23; RECEIVED FROM DEPARTMENT.

05/09/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/8/2023.

05/12/23; 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.

05/17/23; RESPONSE RECEIVED. CEQA clearance under Port of San Francisco Waterfront Plan Project EIR certified March 16, 2023, (Planning Dept. Case No. 2019-023037ENV).

06/30/23; NOTICED. 10-Day Notice for 7/10/2023 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

*Heard in Committee. Speakers: Mat Snyder (Planning Department); presented information and answered questions raised throughout the discussion. Francisco Da Costa; spoke on various concerns relating to the hearing matter.*

**Member Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, by updating the findings by adding on Page 2, Lines 1-24, '(d) On April 5, 2023, the Planning Department published Addendum No. 1 to the Final EIR (the "Addendum"), and determined that the additional information in Addendum No. 1 does not change the analyses and conclusions presented in the FEIR. The Addendum provides additional language to clarify the CEQA review process for subsequent projects. The Addendum is on file with the Clerk of the Board of Supervisors in File No. 230501 and is incorporated herein by reference. The Board affirms this determination; and'; and adding other clarifying changes to the findings section. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

**Chair Melgar moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

**230502 [General Plan - Port of San Francisco Waterfront Plan Update]**

Ordinance amending the Recreation and Open Space Element, Central Waterfront Area Plan, and Northeastern Waterfront Area Plan of the General Plan to maintain consistency with the Port of San Francisco's Waterfront Plan update; and making environmental findings, including adopting a statement of overriding considerations, and 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 340. (Planning Department)  
(Pursuant to Charter, Section 4.105, the Planning Commission recommends General Plan amendments to the Board of Supervisors for approval or rejection. If the Board fails to act within 90 days of receipt, the proposed General Plan amendment shall be deemed approved. Transmittal Date: May 1, 2023.)

05/01/23; RECEIVED FROM DEPARTMENT.

05/09/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/8/2023.

05/12/23; 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.

05/17/23; RESPONSE RECEIVED. CEQA clearance under Port of San Francisco Waterfront Plan Project EIR certified March 16, 2023, (Planning Dept. Case No. 2019-023037ENV.

06/30/23; NOTICED. 10-Day Notice for 7/10/2023 Land Use and Transportation Committee hearing published in the Examiner and posted, per Government Code Sections 65091, 65090(a), and 65092(a).

*Heard in Committee. Speakers: Mat Snyder (Planning Department); presented information and answered questions raised throughout the discussion. Francisco Da Costa; spoke on various concerns relating to the hearing matter.*

**Member Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 2, Lines 10-15, by updating the findings adding '(c) On April 5, 2023, the Planning Department published Addendum No. 1 to the Final EIR (the "Addendum"), and determined that the additional information in Addendum No. 1 does not change the analyses and conclusions presented in the FEIR. The Addendum provides additional language to clarify the CEQA review process for subsequent projects. The Addendum is on file with the Clerk of the Board of Supervisors in File No. 230501 and is incorporated herein by reference. The Board affirms this determination; and'; and adding other clarifying changes to the findings section. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

(Pursuant to Charter, Section 4.105, the Planning Commission recommends General Plan amendments to the Board of Supervisors for approval or rejection. If the Board fails to act within 90 days of receipt, the proposed General Plan amendment shall be deemed approved. Transmittal Date: May 1, 2023.)

**Chair Melgar moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

**230503 [Planning Code - Port of San Francisco Waterfront Plan Update]**

Ordinance amending the Planning Code to revise certain Waterfront Special Use District controls and to add Waterfront Special Use District No. 4 covering areas east of the Mission Bay and Southern Waterfront areas; and making environmental findings, including adopting a statement of overriding considerations, and 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. (Planning Department)

05/01/23; RECEIVED FROM DEPARTMENT.

05/09/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/8/2023.

05/12/23; 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.

05/17/23; RESPONSE RECEIVED. CEQA clearance under Port of San Francisco Waterfront Plan Project EIR certified March 16, 2023, (Planning Dept. Case No. 2019-023037ENV.

*Heard in Committee. Speakers: Mat Snyder (Planning Department); presented information and answered questions raised throughout the discussion. Francisco Da Costa; spoke on various concerns relating to the hearing matter.*

**Member Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 2, Lines 12-17, by adding '(c) On April 5, 2023, the Planning Department published Addendum No. 1 to the Final EIR (the "Addendum"), and determined that the additional information in Addendum No. 1 does not change the analyses and conclusions presented in the FEIR. The Addendum provides additional language to clarify the CEQA review process for subsequent projects. The Addendum is on file with the Clerk of the Board of Supervisors in File No. 230501 and is incorporated herein by reference. The Board affirms this determination; and'; and adding other clarifying changes to the findings section. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

**Chair Melgar moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

**221164 [Planning Code, Zoning Map - Van Ness & Market Residential Special Use District - Height Increase for 98 Franklin Street]****Sponsors: Preston; Dorsey, Walton, Ronen, Peskin and Safai**

Ordinance amending the Planning Code to revise the Van Ness & Market Residential Special Use District to update the Option for Dedication of Land for development projects to fulfill their inclusionary housing obligations; to revise the Zoning Map to increase the maximum height for Assessor's Parcel Block No. 0836, Lot Nos. 008, 009, and 013, at 98 Franklin Street, from 85-X // 120/365-R-2 to 85-X // 120/400-R-2; 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.

11/15/22; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 12/15/2022.

12/12/22; 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

02/24/23; REMAIN ACTIVE. On February 24, 2023, the Board adopted extension Resolution No. 65-23 (Board File No. 230140) extending the Ordinance an additional 60 days, expiring May 11, 2023.

06/30/23; NOTICED. 10-Day Notice for 7/10/2023 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

07/06/23; RESPONSE RECEIVED. The proposed ordinance received CEQA clearance under an Addendum to The Hub Plan, 30 Van Ness Avenue, 98 Franklin Street, and Hub Housing Sustainability District Final Environmental Impact Report (certified by the Planning Commission on 5/21/2020, Motion No. 18628). The EIR Addendum was issued on 3/9/2023 (Case No. 2016-014802ENV-02).

*Heard in Committee. Speakers: Christy Alexander (Planning Department); presented information and answered questions raised throughout the discussion. Jake Price (San Francisco Housing Action Coalition); Shirley; spoke in support of the hearing matter.*

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

Ayes: 3 - Melgar, Preston, Peskin

**230410 [Planning Code - Polk Street and Haight Street Neighborhood Commercial Districts]****Sponsors: Peskin; Preston**

Ordinance amending the Planning Code to permit Health Services uses on the ground floor for specified areas of the Polk Street Neighborhood Commercial District (NCD), to clarify that in the Polk Street NCD and within a quarter-mile of its boundaries Tobacco Paraphernalia Establishments where any Tobacco Paraphernalia is sold, delivered, distributed, furnished, or marketed are not permitted, to clarify that in the Haight Street NCD such Tobacco Paraphernalia Establishments require conditional use authorization, and to clarify that Tobacco Paraphernalia Establishments do not include medicinal and adult-use cannabis retail uses; and 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 the Planning Code, Section 101.1, and making findings of public necessity, convenience, and welfare pursuant to the Planning Code, Section 302.

04/12/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/12/2023.

04/14/23; 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; and referred to the Small Business Commission for comment and recommendation.

05/09/23; 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.

06/26/23; RESPONSE RECEIVED. On June 15, 2023, the Planning Commission met and held a duly noticed hearing and recommended approval for the proposed legislation.

*Heard in Committee. Speakers: Chris Schulman (Polk Street Community Benefit District); spoke in support of the hearing matter. Speaker; spoke on various concerns relating to the hearing matter.*

**Member Peskin moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

**230374 [Building Code - Streamlining Site Permit Review]****Sponsors: Safai; Melgar**

Ordinance amending the Building Code to outline the site permit application process, define and limit the scope of Building Official review of site permits, and require simultaneous interdepartmental review of site permits; and affirming the Planning Department's determination under the California Environmental Quality Act.

04/04/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/4/2023.

04/11/23; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission pursuant to Charter, Section D3.750-5, for public hearing and recommendation; referred to the Planning Department for environmental review.

04/21/23; 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.

06/20/23; RESPONSE RECEIVED. On June 13, 2023, the Building Inspection Commission met and held a hearing and recommend approval of with modifications for the proposed legislation.

*Heard in Committee. Speakers: Supervisor Ahsha Safai (Board of Supervisors); Carl Nicita (Department of Building Inspection); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Speaker; Gary Gee (Gary Gee Architects); Speaker; Kevin O'Reilly; Morris Casey; Sean Keigran; Rudy Gonzales (San Francisco Building and Construction Trades Council); Cyrus; Speaker; Jake Price (Housing Action Coalition); spoke in support of the hearing matter. Speaker; Speaker; spoke on various concerns relating to the hearing matter.*

**Chair moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by updating the long title on Page 1, Line 4, adding 'and' after 'process,' and striking ', and require;' and replacing it with 'requiring' and adding 'electronically submitted after 'review of'; on Page 4, Line 17-19, by adding 'e. Slope Protection Act Checklist. Projects located in areas subject to the Slope Protection Act, Section 106A.4.1.1, shall submit the information required by Section 106A.4.1.4.4.'; on Page 5, Lines 6-7, by adding 'for electronically submitted site permit applications'; and adding other clarifying and conforming changes. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

Ordinance amending the Building Code to outline the site permit application process, and define and limit the scope of Building Official review of site permits; requiring simultaneous interdepartmental review of electronically submitted applications for site permits; and affirming the Planning Department's determination under the California Environmental Quality Act.

**Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of July 17, 2023. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin



**230026 [Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District]****Sponsors: Melgar; Engardio**

Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize up to four units on individual lots, up to twelve units on merged lots in RH-1 (Residential-House, One Family) districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard setback requirements, conditional use authorizations, and neighborhood notification requirements; 4) amending the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) amending the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) amending the Zoning Map to show the Family Housing Opportunity Special Use District; and 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.

01/10/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/9/2023.

01/17/23; 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.

01/24/23; REFERRED TO DEPARTMENT. Referred to the Youth Commission for comment and recommendation.

02/16/23; RESPONSE RECEIVED. On February 6, 2023, the Youth Commission met and recommended support for this proposed legislation.

05/16/23; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Melgar introduced a substitute Ordinance bearing a new title.

05/22/23; 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; Youth Commission for comment and recommendation.

06/01/23; RESPONSE RECEIVED. The proposed amendments were covered in the San Francisco Housing Element 2022 Update Environmental Impact Report (EIR) certified on November 17, 2022.

06/02/23; NOTICED. 10-Day Notice for 6/12/2023 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

06/09/23; RESPONSE RECEIVED. On June 1, 2023, the Planning Commission met and held a duly noticed hearing and recommended approval with modification for the proposed legislation.

06/12/23; CONTINUED. Heard in Committee. Speakers: Eileen Boken; spoke on various concerns relating to the hearing matter.

*Heard in Committee. Speakers: Anne Pearson (Office of the City Attorney); Supervisor Joel Engardio (Board of Supervisors); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. Ozzie Rohm (San Francisco Land Use Coalition); Steve; spoke in support of the hearing matter. Eric Brooks (Our City San Francisco); Speaker; Lori Leiderman; Denis Mosgofian; Speaker; Sally Tobin; Jean Barish; Theresa Flandrich (North Beach Tenants Committee); George Wooding; Eileen Boken (SPEAK); Tonia Randell (Marie Harrison Community Foundation); Jake Price (Housing Action Coalition); Frank Noto; Speaker;*

Carolyn Kenady (Dolores Heights Improvement Club); Robert Ho; Christine Hanson; Evelyn Posamentier; Francisco Da Costa; Renee Jenkins; Robert Fruchtman; Howard Wong (San Francisco Tomorrow); spoke on various concerns relating to the hearing matter.

**Chair Melgar moved that this Ordinance be AMENDED AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 4, by updating the long title; on Page 5, Line 19, by striking 'up to' and replacing it with 'the greater of'; on Page 5, Line 20, by adding 'or one unit per 1,000 square feet of lot area'; on Page 5, Line 23, by striking 'unit' and replacing it with 'bedroom'; and adding other clarifying and conforming changes. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

**Chair Melgar requested that this matter be DUPLICATED AS AMENDED.**

*See Duplicate File No. 230808.*

**Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of July 17, 2023. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

### **230808 [Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District]**

**Sponsor: Melgar**

Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize the greater of up to four units or one unit per 1,000 square feet of lot area on individual lots in the RH (Residential, House) District, the greater of up to twelve units or one unit per 1,000 square feet of lot area on three merged lots and the greater of up to eight units or one unit per 1,000 square feet of lot area on two merged lots in RH-1 (Residential, House: One Family) districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard requirements, conditional use authorizations, and neighborhood notification requirements; 4) the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) the Zoning Map to show the Family Housing Opportunity Special Use District; and 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. 230026.*

**Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by updating the long title, on Page 6, Lines 1-2, by adding 'The SUD would also permit up to six units on a Corner Lot in an RH District, subject to certain eligibility criteria.'; on Page 6, Line 4, by adding 'with the exception of certain projects on Corner Lots'; on Page 6, Lines 7-8, by adding 'If the resulting lot is a Corner Lot, the SUD permits up to 18 units for a three-lot merger and up to 12 units for a two-lot merger'; and adding other clarifying and conforming changes. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize the greater of up to four units or one unit per 1,000 square feet of lot area on individual lots in the RH (Residential, House) District, up to six dwelling units on individual Corner Lots in the RH District, the greater of up to 12 units or one unit per 1,000 square feet of lot area on three merged lots and the greater of up to eight units or one unit per 1,000 square feet of lot area on two merged lots in RH-1 (Residential, House: One Family) districts, up to 18 units on Corner Lots resulting from three lot mergers in RH-1 districts, up to 12 units on Corner Lots resulting from two lot mergers in RH-1 districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard requirements, conditional use authorizations, and neighborhood notification requirements; 4) the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) the Zoning Map to show the Family Housing Opportunity Special Use District; and 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.

**Chair Melgar 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

## ADJOURNMENT

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 4:28 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.*