



**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

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

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

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Monday, January 27, 2025

1:30 PM

City Hall, Legislative Chamber, Room 250

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**Regular Meeting**

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**Present:** 2 - Myrna Melgar, and Bilal Mahmood

**Excused:** 1 - Chyanne Chen

*The Land Use and Transportation Committee met in regular session on Monday, January 27, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:30 p.m.*

## ROLL CALL AND ANNOUNCEMENTS

*On the call of the roll, Chair Melgar and Member Mahmood were noted present. Vice Chair Chen was noted not present. A quorum was present.*

## COMMUNICATIONS

*John Carroll, Land Use and Transportation Committee Clerk, instructed members of the public that public comment is taken on each item on the agenda. Alternatively, written comments may be submitted through email ([john.carroll@sfgov.org](mailto:john.carroll@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.*

## Supervisor Chen Excused from Attendance

**Chair Melgar moved to excuse Supervisor Chen from attending the Land Use and Transportation Committee meeting of January 27, 2025. The motion carried by the following vote:**

Ayes: 2 - Melgar, Mahmood

Excused: 1 - Chen

## REGULAR AGENDA

### 240929 [Planning Code - 99 Rhode Island Street]

**Sponsor: Dorsey**

Ordinance amending the Planning Code to allow Assessor's Parcel Block No. 3912, Lot No. 02, also known as 99 Rhode Island Street, to exceed the cumulative use size requirements in Production, Distribution and Repair District-1, Design (PDR-1-D) districts; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

09/24/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/24/2024.

10/02/24; REFERRED TO DEPARTMENT. Referred to the Planning Commission for findings of consistency with the General Plan; the eight priority policies of Planning Code, Section 101.1; and findings of public necessity, convenience, and welfare under Planning Code, Section 302. Referred to the Planning Department for environmental review.

11/19/24; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor introduced a substitute Ordinance bearing a new title.

11/25/24; REFERRED TO DEPARTMENT. Referred to the Planning Commission for findings of consistency with the General Plan; the eight priority policies of Planning Code, Section 101.1; and findings of public necessity, convenience, and welfare under Planning Code, Section 302. Referred to the Planning Department for environmental review.

01/06/25; RESPONSE RECEIVED. Common Sense Exemption: No further environmental review is required. The project is exempt under CEQA. It can be seen with certainty that there is no possibility of a significant effect on the environment.

01/16/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on January 9, 2025, and recommended approval of the proposed legislation.

*Heard in Committee. Speaker(s): Supervisor Matt Dorsey (Board of Supervisors); Audrey Merlone (Planning Department); presented information and answered questions raised throughout the discussion. Jackson Nutt-Beers (San Francisco Chamber of Commerce); Celia Shuman, Property Manager (Showplace East); shared various concerns regarding the hearing matter.*

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

Ayes: 2 - Melgar, Mahmood

Excused: 1 - Chen

**241213 [Castro Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) Cultural District's Cultural, History, Housing, and Economic Sustainability Strategy Report (CHHESS)]**

**Sponsors: Mayor; Mandelman**

Resolution to adopt the Castro Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) Cultural District's Cultural, History, Housing, and Economic Sustainability Strategy Report (CHHESS) under Administrative Code, Section 107.5.

12/17/24; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

*Heard in Committee. Speaker(s): Calvin Ho (Office of Supervisor Mandelman); Tina V. Aguirre (Castro LGBTQ Cultural District); Grace Lee (Mayor's Office of Housing and Community Development); Jen Reck and Gerard Koskovich (Castro LGBTQ Cultural District); presented information and answered questions raised throughout the discussion. Dr. Emily Murase, Director (Japantown Community Benefit District); Mario de Mira (SoMa Pilipinas); Ben Chavez Gilliam and Roberto Ordeñana, Executive Director (GLBT Historical Society); Brian Springfield, Executive Director (Friends of Harvey Milk Plaza); Jennifer Waggoner, President (Eureka Valley Neighborhood Association); spoke in support of the hearing matter.*

**Member Mahmood moved that this Resolution be RECOMMENDED. The motion carried by the following vote:**

Ayes: 2 - Melgar, Mahmood

Excused: 1 - Chen

**240982 [Building, Administrative, Public Works Codes - Disability Access Improvements for Places of Public Accommodation]****Sponsor: Mandelman**

Ordinance amending the Building, Administrative, and Public Works Codes to remove the local requirement for existing buildings with a place of public accommodation to have all primary entries and paths of travel into the building accessible to persons with disabilities or to receive a City determination of equivalent facilitation, technical infeasibility, or unreasonable hardship; and affirming the Planning Department's determination under the California Environmental Quality Act.

10/08/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/7/2024.

10/16/24; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Building Inspection Commission and the Small Business Commission for review and response. Referred to the Planning Department, Public Works, Department of Disability and Aging Services, Mayor's Office on Disability, and the Office of Economic and Workforce Development for informational purposes.

11/06/24; RESPONSE RECEIVED. On October 28, 2024, the Small Business Commission met and voted to support the proposed legislation.

11/15/24; 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.

11/21/24; RESPONSE RECEIVED. On November 20, 2024, the Building Inspection Commission met and held a duly noticed hearing, and recommended approval of the proposed legislation.

12/02/24; CONTINUED. Heard in Committee. Speaker(s): Adam Thongsavat (Office of Supervisor Rafael Mandelman); presented information and answered questions raised throughout the discussion. Henry Karnilowicz; shared various concerns regarding the hearing matter.

*Heard in Committee. Speaker(s): Calvin Ho (Office of Supervisor Mandelman); presented information and answered questions raised throughout the discussion.*

**Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation committee meeting of February 10, 2025. The motion carried by the following vote:**

Ayes: 2 - Melgar, Mahmood

Excused: 1 - Chen

## ADJOURNMENT

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:12 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.*