



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

Monday, February 24, 2025 **1:30 PM** **City Hall, Legislative Chamber, Room 250**
Regular Meeting

Present: 3 - Myrna Melgar, Chyanne Chen, and Bilal Mahmood

The Land Use and Transportation Committee met in regular session on Monday, February 24, 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, Vice Chair Chen, and Member Mahmood were noted 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) 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

250128 [Supporting the SFMTA's Joint Development Program Goals and Policy]

Sponsors: Melgar; Sauter, Engardio, Dorsey and Mahmood

Resolution supporting the San Francisco Municipal Transportation Agency's (SFMTA) Joint Development Program Goals and Policy to set a City-wide policy on the joint development of transit and housing projects, address the SFMTA's budget deficit, and advance San Francisco's housing and equity goals.

02/04/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

02/12/25; REFERRED TO DEPARTMENT. Referred by request to the Youth Commission for review and response.

02/19/25; RESPONSE RECEIVED. The Youth Commission held a hearing on February 18, 2025, and recommended approval of the proposed legislation.

Heard in Committee. Speaker(s): Wade Wietgreffe (San Francisco Municipal Transportation Agency); presented information and answered questions raised throughout the discussion. John Avalos, Executive Director (Council of Community Housing Organizations); David Woo (SoMa Pilipinas); Zachary Frial (South of Market Community Action Network); Speaker; Jaime Deloria; shared various concerns regarding the hearing matter.

Vice Chair Chen moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 1, Lines 14-18, by inserting 'WHEREAS, Previous joint development of SFMTA sites has resulted in successful community-serving opportunities, including 100% affordable housing for transitional aged youth at 1100 Ocean Avenue, community arts and performance space at the Geneva Powerhouse, and 100% affordable housing and childcare at Kapuso at Balboa Upper Yard;' and on Page 2, Lines 4-7, to read 'RESOLVED, That the San Francisco Board of Supervisors supports the San Francisco Municipal Transportation Agency's Joint Development Program Goals and Policy and urges the SFMTA to model a range of alternatives for the properties in its portfolio that maximize community development, housing affordability, and green sustainable development goals.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Vice Chair Chen moved that this Resolution be RECOMMENDED AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

240932 [Planning Code - Third Street Alcohol Restricted Use District]**Sponsor: Walton**

Ordinance amending the Planning Code to create an exception for certain distilleries, wineries, and breweries to establish on-sale liquor establishments in the Bayview Neighborhood Commercial District, subject to a conditional use authorization; 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.

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

10/01/24; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. Supervisor Walton introduced a substitute Ordinance bearing a new title.

10/09/24; 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. Referred to the Office Economic and Workforce Development and the Police Department Alcohol Liaison Unit for informational purposes. Referred to the Small Business Commission for review and comment.

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 to the environment.

12/12/24; RESPONSE RECEIVED. On December 5, 2024, the Planning Commission held a duly noticed hearing and adopted a recommendation for approval.

Heard in Committee. Speaker(s): Supervisor Shamann Walton (Board of Supervisors); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Chen, Mahmood

241121 [Planning Code, Zoning Map - Leland Avenue Neighborhood Commercial District]**Sponsor: Walton**

Ordinance amending the Planning Code to establish the Leland Avenue Neighborhood Commercial District (NCD) and make various technical amendments to incorporate the NCD into the Planning Code; amending the Zoning Map to rezone all parcels fronting Leland Avenue between Bayshore Boulevard and Cora Street from Small-Scale Neighborhood Commercial District (NC-2) to Leland Avenue NCD; 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.

11/19/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 12/19/2024.

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. Referred to the Small Business Commission for review and response. Referred to the Office of Economic and Workforce Development for informational purposes.

12/17/24; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. Supervisor Walton introduced a substitute Ordinance bearing a new title.

12/26/24; 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. Referred to the Small Business Commission for review and response. Referred to the Office of Economic and Workforce Development for informational purposes.

12/30/24; RESPONSE RECEIVED. CEQA clearance under the final environmental impact report (EIR) for the Visitacion Valley Redevelopment Program, file number 2006.1308E certified by the San Francisco Planning Commission and the former San Francisco Redevelopment Agency on December 18, 2008.

02/14/25; NOTICED. Ten-Day Notice for February 24, 2025 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

Heard in Committee. Speaker(s): Supervisor Shamann Walton (Board of Supervisors); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. Kelly McCord; Wilbur Moy; Rebecca Miller; shared various concerns regarding the ordinance matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:21 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.