



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, March 3, 2025

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

President Rafael Mandelman appointed Supervisor Matt Dorsey, in place of Supervisor Myrna Melgar, for the Land Use and Transportation committee meeting of March 3, 2025.

Present: 3 - Chyanne Chen, Bilal Mahmood, and Matt Dorsey

Excused: 1 - Myrna Melgar

The Land Use and Transportation Committee met in regular session on Monday, March 3, 2025, with Vice Chair Chyanne Chen presiding. Vice Chair Chen called the meeting to order at 1:31 p.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Vice Chair Chen and Members Mahmood and Dorsey were noted present. Chair Melgar 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) 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 Melgar Excused from Attendance

Vice Chair Chen moved to excuse Supervisor Melgar from attending the Land Use and Transportation Committee meeting of March 3, 2025. The motion carried by the following vote:

Ayes: 3 - Chen, Mahmood, Dorsey

Excused: 1 - Melgar

REGULAR AGENDA

Vice Chair Chen requested that File Nos. 240787 and 250003 be heard together.

240787 [Planning Code, Zoning Map - Central SoMa and Transit Center District Commercial Development Requirements]

Sponsors: Mayor; Dorsey

Ordinance amending the Planning Code and Zoning Map to reduce commercial development requirements in the Central SoMa Special Use District and remove the Transit Center C-3-0(SD) Commercial Special Use District; 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.

(Economic Impact)

07/23/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/22/2024.

07/26/24; 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.

11/25/24; REMAIN ACTIVE. On November 19, 2024, the Board adopted extension Resolution No. 575-24 (Board File No. 241091), retroactively extending the prescribed time within which the Planning Commission may render its decision on the proposed Ordinance for approximately 90 additional days until January 22, 2025.

12/30/24; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on November 7, 2024, and recommended approval of the proposed legislation with modifications.

01/09/25; RESPONSE RECEIVED. CEQA Clearance under Memorandum to File for Case File Nos. 2011.1356E (Central SoMa Plan EIR), 2007.0558E and 2008.0789E (Transit Center District Plan and Transit Tower EIR), October 16, 2024. Re: 2024-006988PCAMAP and 2024-007906GPA Central SoMa and Transit Center District Commercial Development Requirements.

02/21/25; NOTICED. Ten-day notice for March 3, 2025 Land Use and Transportation committee hearing posted and published in the Examiner and posted, pursuant to California Government Code, Sections 65856 & 65090.

Heard in Committee. Speaker(s): Josh Switzky and Audrey Merlone (Planning Department); Asim Khan (Office of the Controller); presented information and answered questions raised throughout the discussion. David Woo (SoMa Pilipinas); Wes; Zach Weisenberg (Young Community Developers); Tommy Chan; Rudy Gonzalez (San Francisco Building and Construction Trades Council); Phil Raffle (SFYMBY); Scott Rowitz, Executive Director (Yerba Buena Partnership); Speaker; Brianna Morales (Housing Action Coalition); Raquel Redondiez, Director (SoMa Pilipinas); John Avalos, Executive Director (Council of Community Housing Organizations); shared various concerns regarding the hearing matter.

Member Dorsey moved that this Ordinance be CONTINUED to the Land Use and Transportation committee meeting of March 10, 2025. The motion carried by the following vote:

Ayes: 3 - Chen, Mahmood, Dorsey

Excused: 1 - Melgar

250003 [General Plan - Central SoMa and Transit Center District Commercial Development Requirements]**Sponsors: Mayor; Dorsey**

Ordinance amending the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District SubArea Plan areas; 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 340. (Planning Commission)

(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: December 30, 2024)

12/30/24; RECEIVED FROM DEPARTMENT.

01/14/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/13/2025.

01/22/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

02/03/25; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 16060(c)(2) because it would not result in a direct or indirect physical change in the environment.

02/21/25; NOTICED. Ten-day notice for March 3, 2025 Land Use and Transportation committee hearing posted and published in the Examiner, pursuant to Government Code Sections 65091, 65090(a), and 65092(a).

Heard in Committee. Speaker(s): Josh Switzky and Audrey Merlone (Planning Department); Asim Khan (Office of the Controller); presented information and answered questions raised throughout the discussion. David Woo (SoMa Pilipinas); Wes; Zach Weisenberg (Young Community Developers); Tommy Chan; Rudy Gonzalez (San Francisco Building and Construction Trades Council); Phil Raffle (SFYMBY); Scott Rowitz, Executive Director (Yerba Buena Partnership); Speaker; Brianna Morales (Housing Action Coalition); Raquel Redondiez, Director (SoMa Pilipinas); John Avalos, Executive Director (Council of Community Housing Organizations); shared various concerns regarding the hearing matter.

Member Dorsey moved that this Ordinance be CONTINUED to the Land Use and Transportation committee meeting of March 10, 2025. The motion carried by the following vote:

Ayes: 3 - Chen, Mahmood, Dorsey

Excused: 1 - Melgar

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.